

PLANNING BOARD RESOLUTION 2011- 039

A VARIANCE APPROVAL FOR BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, FRONT AND REAR-YARD SETBACK REQUIREMENTS FOR A ROOM ADDITION FOR PROPERTY LOCATED AT 1315 THIRD STREET (RE NUMBER 00047640-000000) IN THE SF ZONING DISTRICT PER SECTION 122-238 (4)a. AND (6)1.&3. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

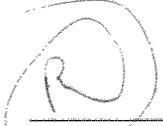
WHEREAS, Section 122-238 (4) a. and 122-238(6) 1. & 3. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 35%, and building setbacks in the single-family zoning district are 30 feet in the front, and 25 feet at the rear; and

WHEREAS, the applicant requested variances to building coverage (50%) and front (14' 4") and rear yard setbacks (3' 4") for a room addition to a single family structure, and;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the



Chairman


Planning Director

action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in



Chairman



Planning Director

other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. A variance approval for building coverage, impervious surface ratio and front and rear-yard setback requirements for a room addition to a structure located at 1315 Third Street (RE Number 00047640-000000) in the SF zoning district per Section 122-238 (4) a. and 122-238(6) 1. & 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated February 22, 2011, with the following conditions:

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that



Chairman



Planning Director

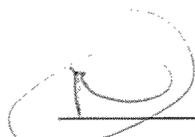
no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not



Chairman

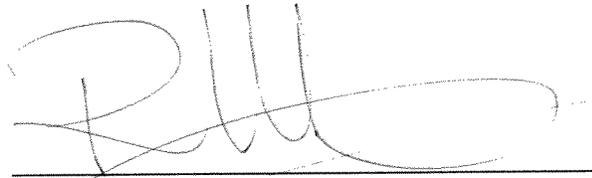


Planning Director

effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of July, 2011

Authenticated by the Chairman of the Planning Board and the Planning Director.

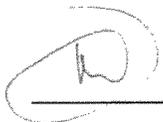


Richard Klitenick, Planning Board Chairman

7/28/11

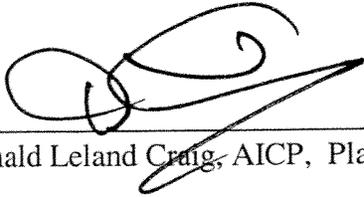
Date

Attest:



Chairman


Planning Director



Donald Leland Craig, AICP, Planning Director

7/25/11

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7/31/11

Date



Chairman



Planning Director

GENERAL NOTES, UNLESS STATED OTHERWISE

1. THESE NOTES ARE TO BE CONSIDERED AS SUPPLEMENTARY TO THE CONTRACT DOCUMENTS AND SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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STRUCTURAL NOTES, USO

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LUMBER & FRAMING NOTES, USO

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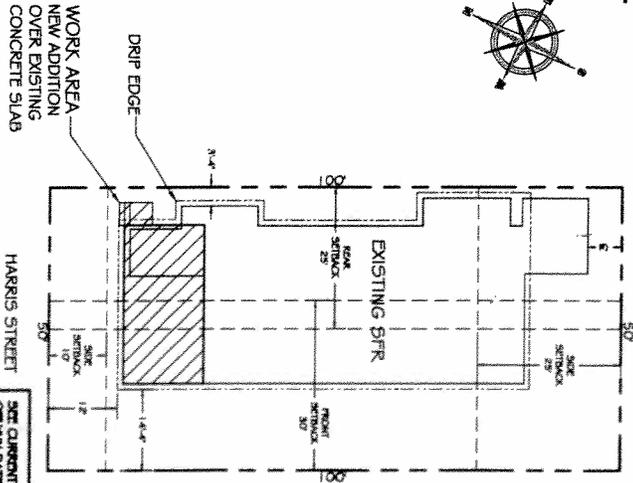
STORMWATER MANAGEMENT

NO NEW IMPAVED AREA

FLOOD ZONE

427 PER PANEL 12097(1) WITH ACCESS ON LINE 2-17-11

SCOPE OF WORK
1. NEW WOOD FRAMED ADDITION



SITE PLAN

SCALE: 1" = 10'

WIND LOAD CERTIFICATION PER FBC 2007.

1. ALL STRUCTURES SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE FBC 2007. THE DESIGN WIND SPEED SHALL BE 120 MPH (157.7 mph) AS SPECIFIED IN THE FBC 2007. THE DESIGN WIND SPEED SHALL BE 120 MPH (157.7 mph) AS SPECIFIED IN THE FBC 2007.

WIND SPEED (MPH)	WIND SPEED (KNOTS)	WIND SPEED (FT/SEC)
120	104	53.9
130	113	58.1
140	121	62.3
150	130	66.5
160	139	70.7
170	147	74.9
180	156	79.1
190	165	83.3
200	174	87.5

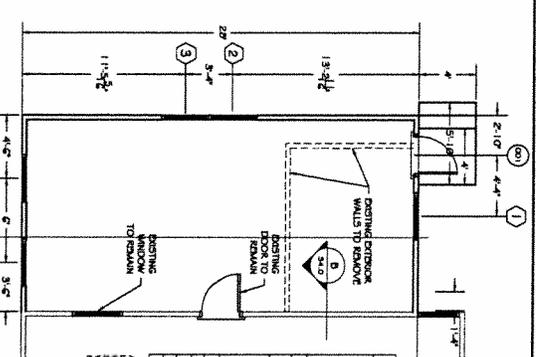
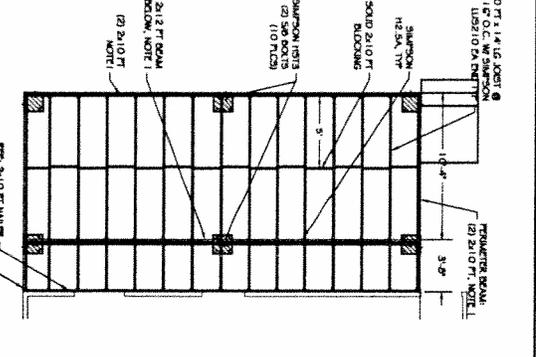
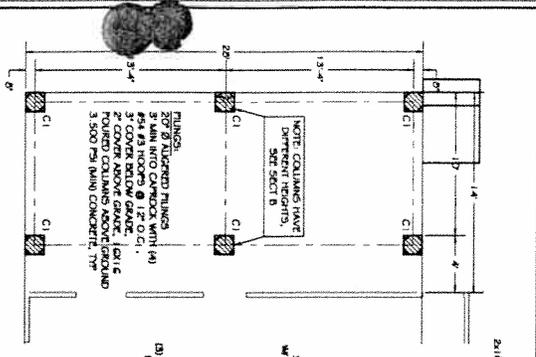
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5. ALL STRUCTURES SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE FBC 2007. THE DESIGN WIND SPEED SHALL BE 120 MPH (157.7 mph) AS SPECIFIED IN THE FBC 2007.

ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

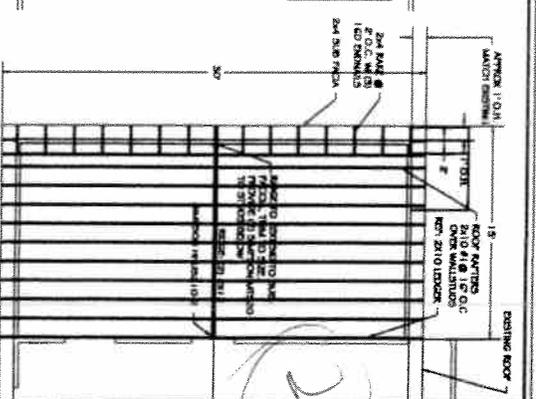


DOOR AND FRAME SCHEDULE

Mark	Manuf.	Model	Material	Width	Height	Type	Style
1				3'-0"	5'-3"	Standard	Standard
2				3'-0"	5'-3"	Standard	Standard
3				3'-0"	4'-0"	Standard	Standard
4				3'-0"	4'-0"	Standard	Standard
5				3'-0"	4'-0"	Standard	Standard

WINDOW SCHEDULE

Mark	Manuf.	Model	Material	Width	Height	Type	Style
1				3'-0"	5'-3"	Standard	Standard
2				3'-0"	5'-3"	Standard	Standard
3				3'-0"	4'-0"	Standard	Standard
4				3'-0"	4'-0"	Standard	Standard
5				3'-0"	4'-0"	Standard	Standard



FOUNDATIONS
FOUNDATION NOTES:
1. FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.
2. FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.
3. FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.

FLOOR JOIST PLAN
FLOOR JOIST PLAN NOTES:
1. FLOOR JOISTS SHALL BE 2X10 SIPS.
2. FLOOR JOISTS SHALL BE 2X10 SIPS.
3. FLOOR JOISTS SHALL BE 2X10 SIPS.

FLOOR PLAN
FLOOR PLAN NOTES:
1. FLOOR FINISH SHALL BE 1/2" GYP BOARD.
2. FLOOR FINISH SHALL BE 1/2" GYP BOARD.
3. FLOOR FINISH SHALL BE 1/2" GYP BOARD.

DOOR AND FRAME SCHEDULE
DOOR AND FRAME SCHEDULE NOTES:
1. DOORS SHALL BE 1 3/4" MIN. THICK.
2. DOORS SHALL BE 1 3/4" MIN. THICK.
3. DOORS SHALL BE 1 3/4" MIN. THICK.

ROOF PLAN
ROOF PLAN NOTES:
1. ROOF SHEATHING SHALL BE 1/2" GYP BOARD.
2. ROOF SHEATHING SHALL BE 1/2" GYP BOARD.
3. ROOF SHEATHING SHALL BE 1/2" GYP BOARD.



NO.	REVISION DESCRIPTION	DATE

Lower Keys Engineering
Russell Mortenson, P.E. - PL No. 27137
183 Indus Rd, Russell Key, FL 33042
305-472-0272

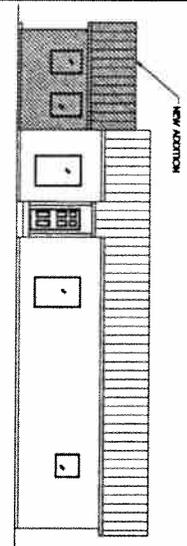
Michael Ferrell
2100 HARRIS AVE
KEY WEST, FL 33042



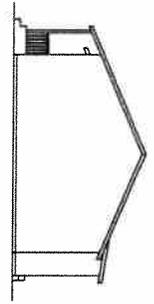
Over 20 years of providing Hurricane Resistant Homes and Structures

2011

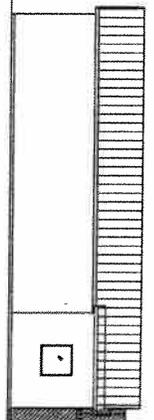
2 OF 3 AS NOTED L. MORTENSON 7-22-11 DETAILS



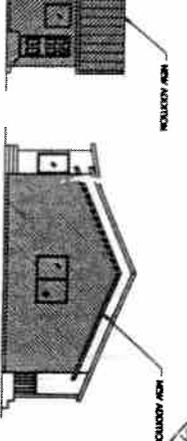
FRONT ELEVATION (THIRD STREET)
SCALE: 1/8" = 1'-0"



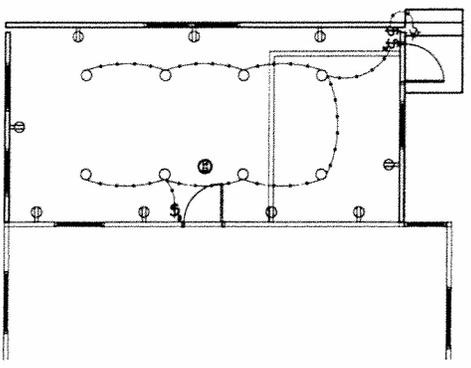
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



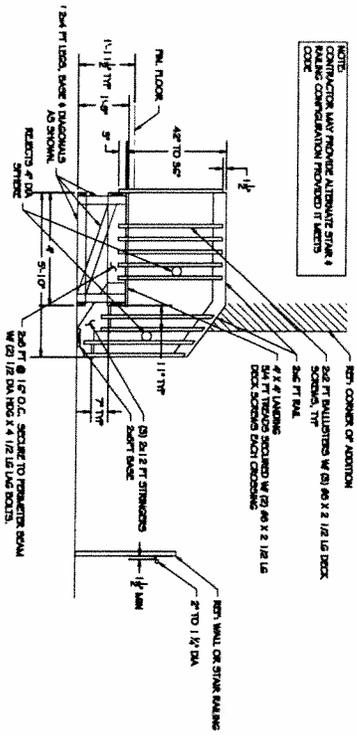
REAR ELEVATION
SCALE: 1/8" = 1'-0"



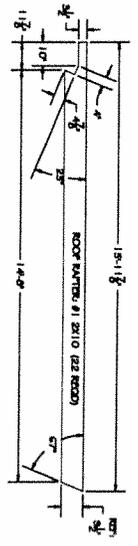
LEFT SIDE ELEVATION (HARRIS STREET)
SCALE: 1/8" = 1'-0"



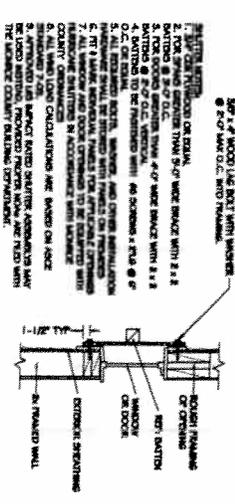
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



STAIR & RAILING DETAIL
SCALE: 1/2" = 1'-0"



ROOF RAFTER DETAIL
SCALE: 1/2" = 1'-0"



SHUTTER DETAIL
SCALE: NTS

STAIRWAY REQUIREMENTS:
A. RESISTIVE STRIPPER IN FLOORING MATERIAL SHALL BE INSTALLED FROM RISE TO 2 FEET 6 INCHES ABOVE FINISHED FLOOR SURFACE.
B. STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT AND SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
C. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
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S. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
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U. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
V. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
W. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
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Y. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.
Z. THE STAIRS SHALL BE CONSTRUCTED TO WITHSTAND THE FULL UNIFORM LOADS OF THREE (3) TIMES THE LANDING WEIGHT.

ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
CONCRETE SHALL BE CAST AND CURED PROPERLY.
STEEL SHALL BE WELDED CORRECTLY.
WOOD SHALL BE DRY AND FREE FROM DEFECTS.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

3.0 A

Over 30 years of providing Hurricane Resistant Homes and Structures

MICHAEL FERRELL
2100 HARRIS AVE
KEY WEST, FL 33042

NO.	REVISION DESCRIPTION	DATE

Lower Keys Engineering
Russell Mortenson, P.E. FL No. 27137
183 Indus Rd, Ramrod Key, FL 33042
305-472-0272

KEY WEST PLANNING DEPT
MONROE COUNTY