PLANNING BOARD
RESOLUTION No. 2013-16

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD FOR VARIANCE APPROVAL FOR BUILDING COVERAGE AND FRONT & SIDE-YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 1222 GRINNELL STREET (RE#00032040-000000, AK#1032824) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, PER SECTION 122-28 SECTION 122-630 (4) a. AND SECTION 122-630 (6) a. & b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, Section 122-28 Section 122-630 (4) a. and Section 122-630(6) a. & b. of the Code of Ordinances provides that renovations exceeding 66% of the value of the structure requires variances to legal non-conformities, that the maximum building coverage is 40% and the minimum allowed front-yard setback is 10 feet and side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested variances to the proposed building coverage and to the existing and proposed front and side-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 21st, 2013; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist

TW Vice Chairman

DC Planning Director

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 action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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 variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

TWR Vice Chairman

OC Planning Director

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 other districts shall be considered grounds for the issuance of any variances; 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 variances 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. An approval by resolution of the Key West Planning Board for variances for building coverage and front and side-yard setbacks, on property located at 1222 Grinnell Street (RE# 00032040-000000) in the HMDR zoning district per Sections 122-630 (4) a. and 122-600(6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per plans received December 3, 2012 with the following condition:

TWR Vice Chairman

AC Planning Director

- The building be sprinkled as approved by the Key West Fire Department.

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 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.

_____ Vice Chairman

_____ Planning Director

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 Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO 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 March, 2013.

Authenticated by the Vice Chairman of the Planning Board and the Planning Director;

4/1/13

Timothy W. Root, Planning Board Vice Chairman — Date

Attest:

_____ Vice Chairman

_____ Planning Director

3-22-13

Donald Leland Craig, AICP, Planning Director — Date

Filed with the Clerk:

Cheryl Smith — 4-1-2013

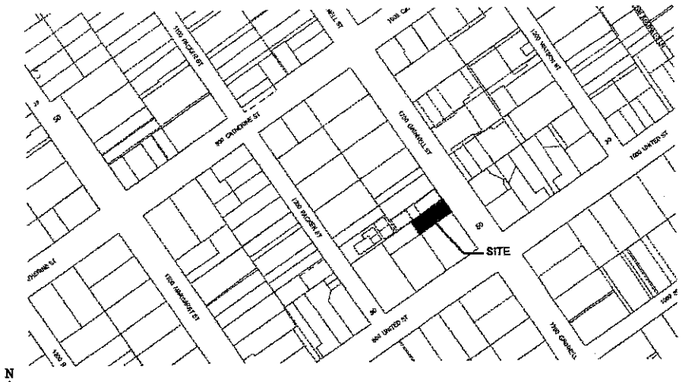
Cheryl Smith, City Clerk — Date

_____ Vice Chairman

_____ Planning Director

RENOVATIONS

1222 GRINNELL STREET
KEY WEST, FLORIDA



LOCATION MAP

SITE DATA

ZONING DISTRICT: HMDR

FLOOD ZONE: X

F.I.R.M. - COMMUNITY #125129; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 180 MPH (ASCE 7-10)EXPOSURE "D"
FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

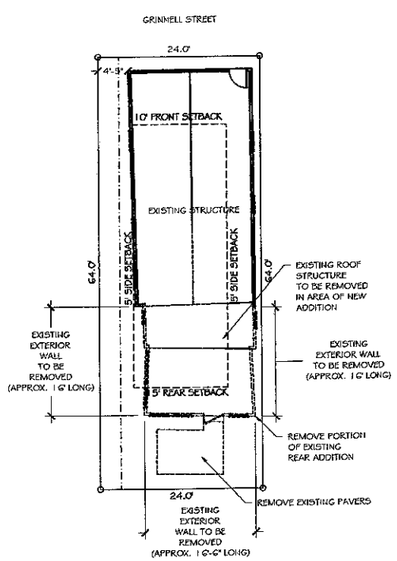
T-1 - SITE DATA
A-1 - FLOOR PLANS
A-2 - EXISTING ELEVATIONS
A-3 - PROPOSED ELEVATIONS

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

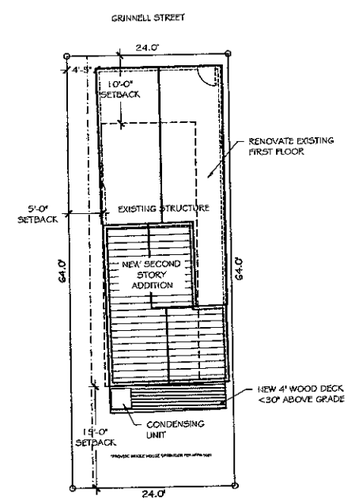
SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC	HNC	HNC	
LOT SIZE	1536 SF	1536 SF	1536 SF	
BUILDING AREA	896 SF	614 SF	855 SF	
BUILDING COVERAGE %	58%	40%	56%	
IMPERVIOUS COVERAGE	1015 SF	921 SF	855 SF	
IMPERVIOUS COVERAGE %	66%	60%	56%	
BUILDING HEIGHT	17'-10"	30'-0"	24'-1"	
FRONT SETBACK	1'-10"	10'-0"	1'-10"	
SOUTHEAST SIDE SETBACK	0'-10"	5'-0"	0'-7"	
NORTHWEST SIDE SETBACK	4'-5"	5'-0"	4'-5"	
REAR SETBACK	10'-7"	15'-0"	15'-0"	



EXISTING SITE PLAN

SCALE:1"=10'-0"



PROPOSED SITE PLAN

SCALE:1"=10'-0"

SeaTech Inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

PAUL R. SEMMES
P.E.#44137 DATE:

RENOVATIONS
1222 GRINNELL STREET
KEY WEST, FLORIDA

REVISIONS

JOB:

ISSUE DATE: 11-29-12

DRAWN: EKM

T-1

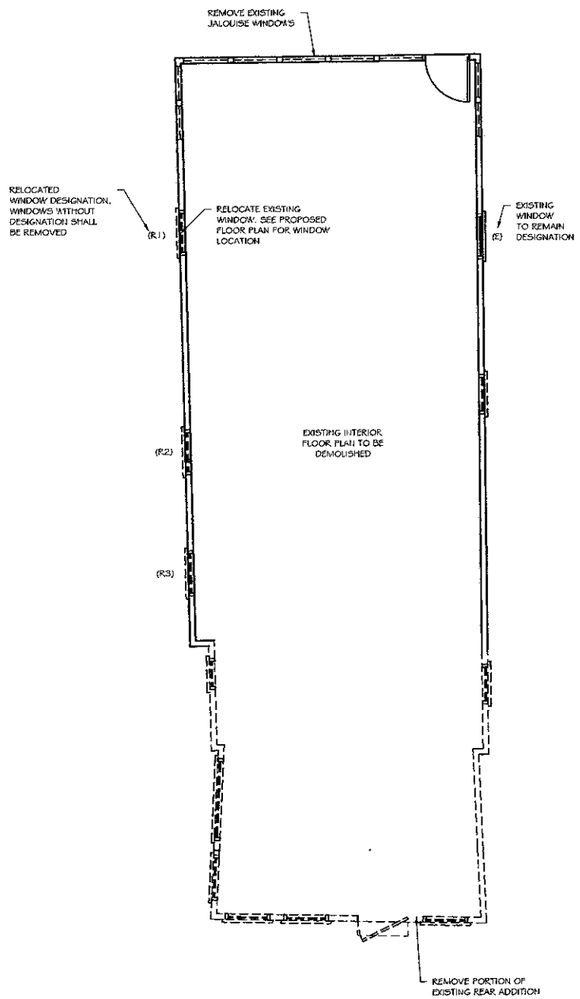
DOOR SCHEDULE

MARK	NOMINAL SIZE (W xH)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	6'-0"x6'-8"	SLIDING GLASS	-00.0 / +00.0	PGT INDUSTRIES	-00.0 / +00.0 (N.O.A. # 0000.0)

WINDOW SCHEDULE

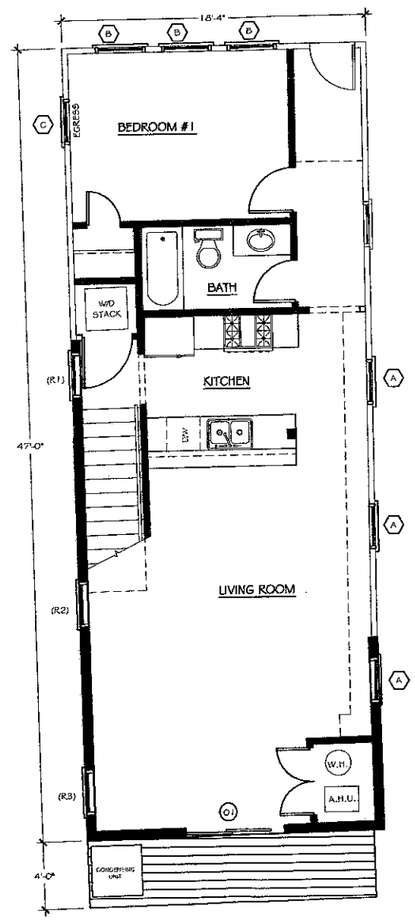
MARK	NOMINAL SIZE (W xH)	TYPE	COMMENTS
A	28"x48"	SINGLE HUNG	
B	42"X42"	SINGLE HUNG	
C	30"X60"	SINGLE HUNG	
D	24"X30"	SINGLE HUNG	
E	30"X12"	FIXED	

* NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES



EXISTING FLOOR PLAN

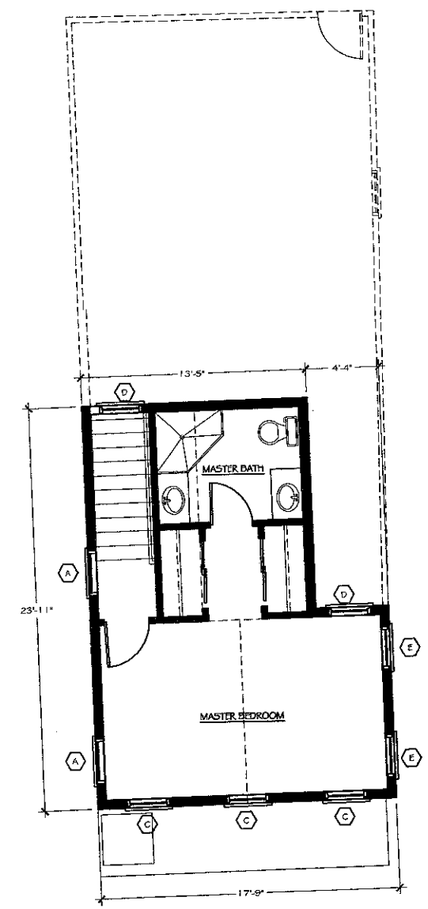
SCALE:1/4"=1'-0"



*PROVIDE WHOLE HOUSE SPRINKLER PER NFPA 5000

PROPOSED FIRST FLOOR PLAN

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



*PROVIDE WHOLE HOUSE SPRINKLER PER NFPA 5000

PROPOSED SECOND FLOOR PLAN

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

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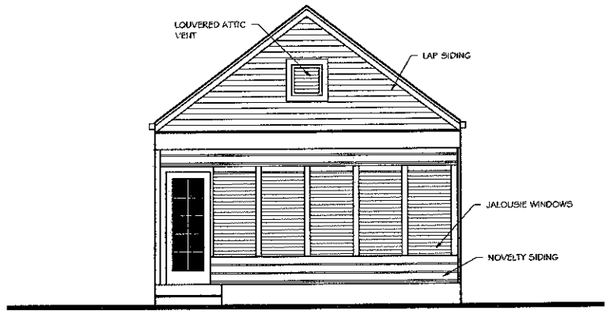
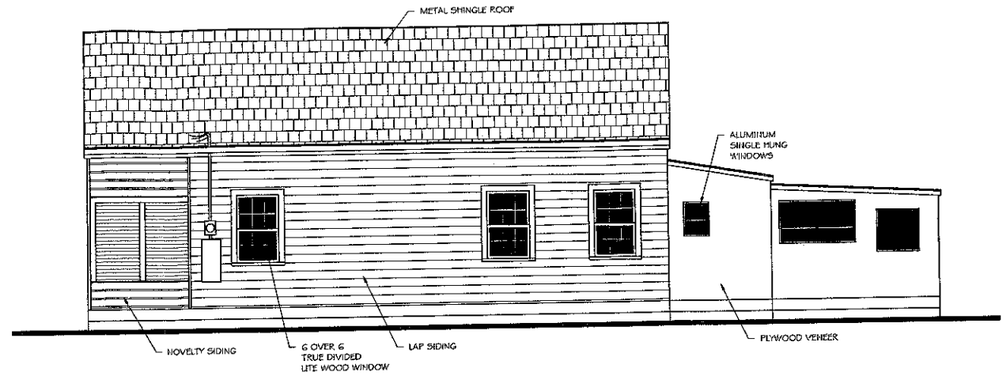
A-1



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



EXISTING NORTH WEST ELEVATION
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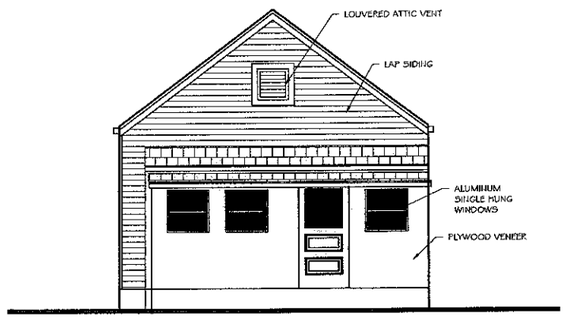

EXISTING SOUTHWEST ELEVATION
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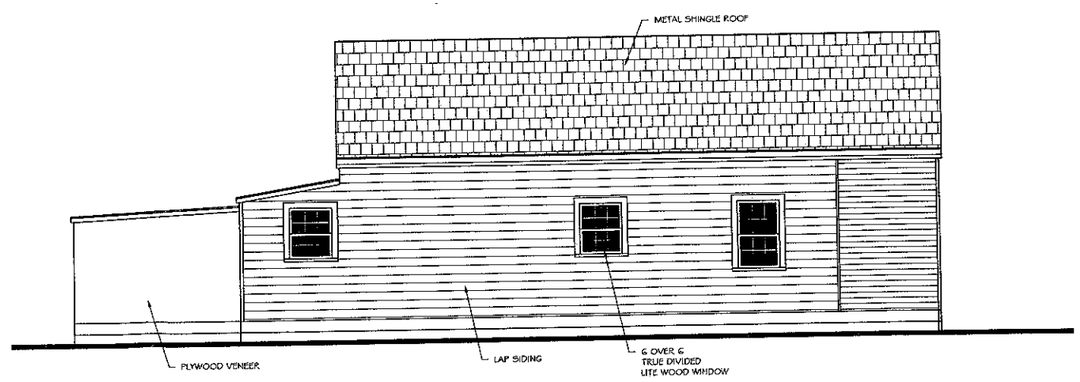

EXISTING SOUTH EAST ELEVATION
SCALE:1/4"=1'-0"

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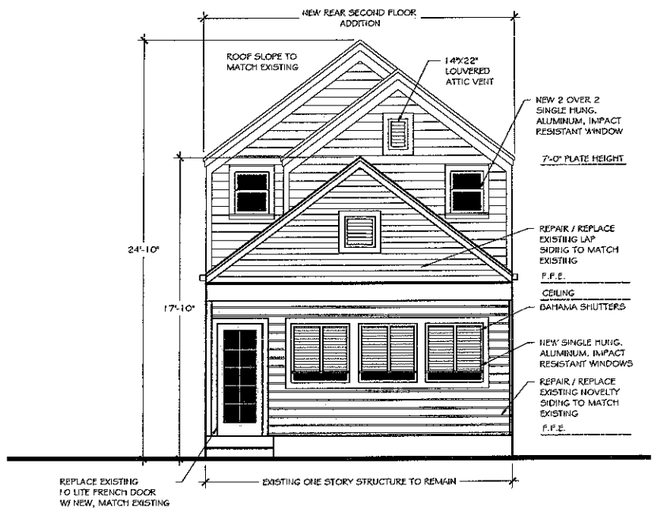

PROPOSED NORTH EAST ELEVATION

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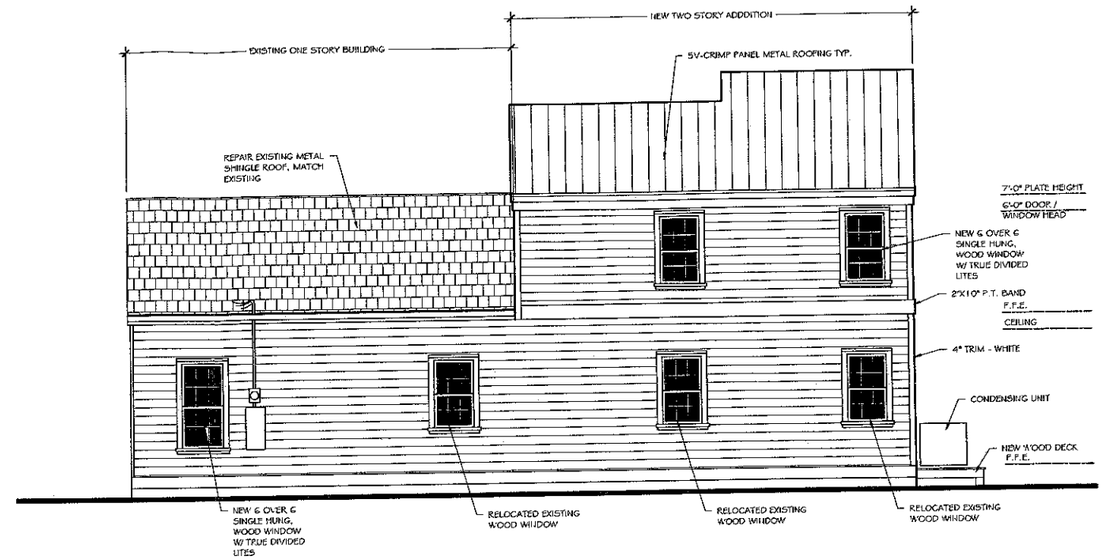

PROPOSED NORTH WEST ELEVATION

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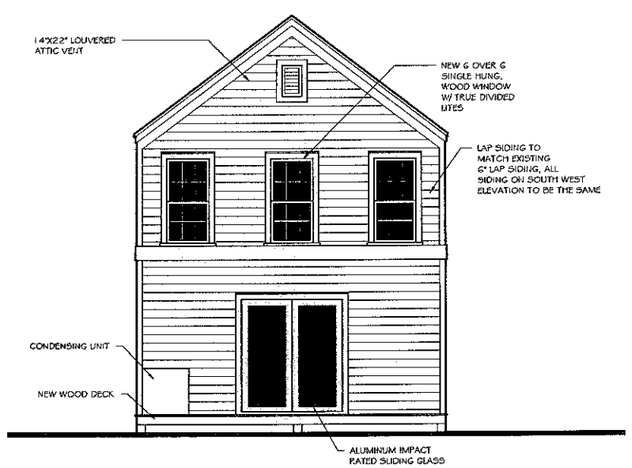

PROPOSED SOUTHWEST ELEVATION

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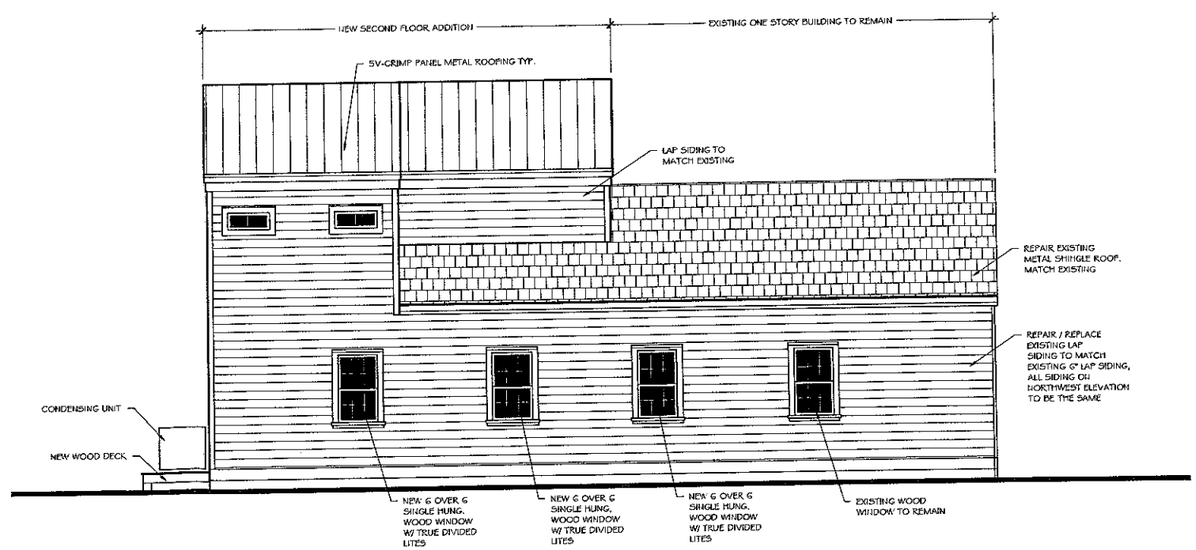

PROPOSED SOUTH EAST ELEVATION

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