



Staff Report for Item 20

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 23, 2016

Applicant: William Shepler

Application Number: H16-03-0064

Address: #822 Sawyers Lane

Description of Work:

New two-story frame house attached to portion of existing cbs one story structure. New pool, decks, and fences.

Site Facts:

The one-story, cbs building located at 822 Sawyers Lane first appears on the 1962 Sanborn map, making it historic. It is also similar to 818 Sawyers Lane in that it is oriented towards the north and not towards any road. It is an interior lot with only a walkway to Robert's Lane.

This property has come before HARC several times over the past year. The last application was approved in May to demolish the cbs structure that is partially on 310 and 314 Margaret Street, but a neighbor withdrew his consent after the first approval for demolition.

Guidelines Cited in Review:

New Construction (pages 38-38a), specifically guidelines 3, 4, 5, and 6.

Additions and Alterations (pages 36-37), specifically guidelines 1 through 8.

Staff Analysis

The Certificate of Appropriateness proposes a new two-story house at 822 Sawyers Lane that will be attached to the existing concrete block structure. The part of the structure that is left will be converted to storage. The new house will have a maximum height of 25 feet, 5 inches. The house has been broken up into separate masses. The front of the house will be one and a half stories tall with a height of 23 feet, 2 inches, a similar height and massing to the existing neighboring eyebrow house. Then the house will step up into a two story section in the back. The house will utilize different materials such as lap and board and batten siding, cable railings, aluminum impact windows, and v-crimp metal roofing.

Site work includes a new deck, swimming pool, and fences.

Consistency with the Guidelines

1. The applicant has worked to lower the massing, by breaking up the house into multiple forms with different roof configurations. The house is now more in keeping with the height, massing, and proportion of the neighboring historic eyebrow house.

It is staff's opinion that the new two-story house is consistent with the guidelines in regards to proportion, mass, height, and compatibility.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <u>16-00300064</u>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<u>822 SAWYER LN</u>		# OF UNITS <u>1</u>
<u>00003110-000000</u>		
<u>ROBERT CAUTILL</u>	PHONE NUMBER <u>215 510-0440</u>	
<u>8217 MARSHALL AVE.</u>	EMAIL <u>keywestroxllc@yahoo.com</u>	
<u>MARGATE CITY, NJ 08402</u>		
<u>MCKENDRY BUILDERS INC.</u>	PHONE NUMBER <u>305 745-4228</u>	
<u>BRIAN MCKENDRY</u>	EMAIL <u>mckendrybuildersinc@comcast.net</u>	
<u>WILLIAM SHEPLER</u>	PHONE NUMBER <u>305 890-6491</u>	
<u>201 FRONT ST., STE 203</u>	EMAIL <u>will@wshepler.com</u>	
<u>KEY WEST, FL 33040</u>		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> NEW <input type="checkbox"/> REMODEL
<input checked="" type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input checked="" type="checkbox"/> WITHIN FLOOD ZONE
<input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMOLISH A PORTION
OF AN EXISTING CBS STRUCTURE. CONSTRUCT A NEW 2-STORY AND
CONNECT TO THE REMAINING PORTION OF THE EXISTING CBS STRUCTURE.
CONSTRUCT POOL, DECK AND FENCES AS PER ATTACHED DRAWINGS

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWBLD Type: OC Drawer: 1
Date: 8/02/16 53 Receipt no: 24576
2016 300064
* BUILDING PERMIT

Trans number: 1.00 \$100.00
VM VISA/MASTERC 3088112 \$100.00

Trans date: 8/02/16 Time: 11:25:00

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☒ GARAGE / CARPORT ☒ DECK ☒ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☒ 4 FT. ☒ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☒ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER:

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE PORTION OF THE EXISTING STRUCTURE TO BE REMOVED EMBODIES NO DISTINCTIVE CHARACTERISTICS, ETC., AS DESCRIBED ABOVE.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

IS NOT ASSOCIATED WITH SIGNIFICANT EVENTS, ETC. AS DESCRIBED ABOVE.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

DOES NOT HAVE ANY SIGNIFICANT CHARACTER, ETC.
AS DESCRIBED ABOVE.

- (d) Is not the site of a historic event with a significant effect upon society.

IS NOT AS DESCRIBED ABOVE.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

IT DOES NOT.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

IT DOES NOT IT IS A SIMPLE CBS COTTAGE
WITH NO DISTINCTIVE ARCHITECTURAL STYLE.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

IS NOT RELATED TO A SQUARE PARK OR
OTHER DISTINCTIVE AREA. THE STRUCTURE IS LOCATED
NEXT TO AN ACTIVE PARKING LOT.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

IT DOES NOT. THE STRUCTURE IS CONSTRUCTED
OF CONCRETE BLOCK WHERE AS THE SURROUNDING
STRUCTURES ARE WOOD FRAME.

- (i) Has not yielded, and is not likely to yield, information important in history.

HAS NOT AND WILL NOT.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

☒ Yes Number of pages and date on plans _____
☒ No Reason NEEDS HARC APPROVAL

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE REMOVAL DOES NOT RELATE TO THE ABOVE CRITERIA.

(4) Removing buildings or structures that would otherwise qualify as contributing.

THE STRUCTURE BEING REMOVED DOES NOT QUALIFY.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

Robert Cantile
PROPERTY OWNER'S SIGNATURE:

8/1/2016 ROBERT CANTILE
DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

☐ Contributing Year built _____ Style _____ Listed in the NRHP ☐ Year _____
☐ Not listed Year built _____ Comments _____

☐ Reviewed by Staff on _____

☐ Notice of hearing posted _____

First reading meeting date _____

Second Reading meeting date _____

TWO YEAR EXPIRATION DATE _____

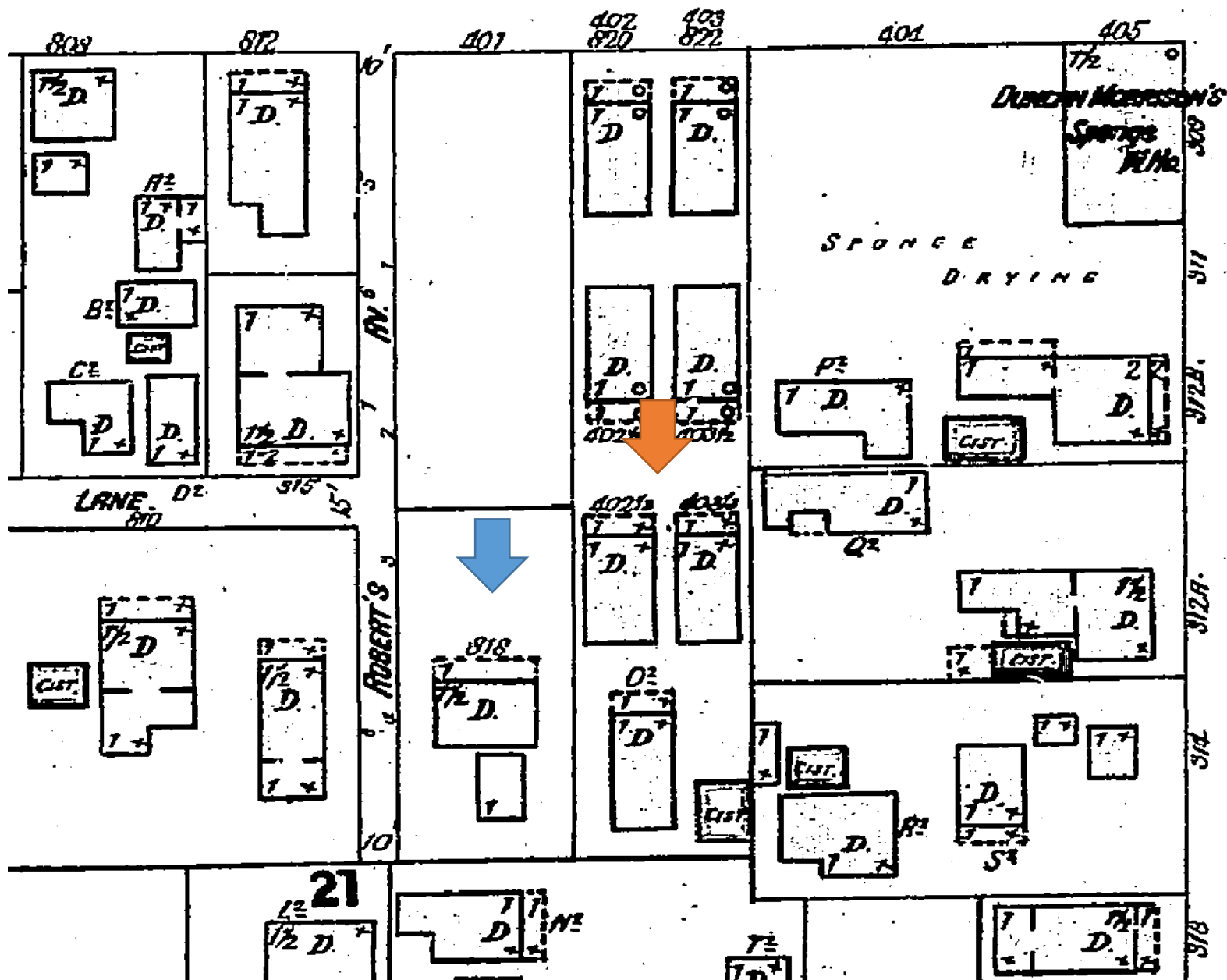
Staff Comments

SANBORN MAPS

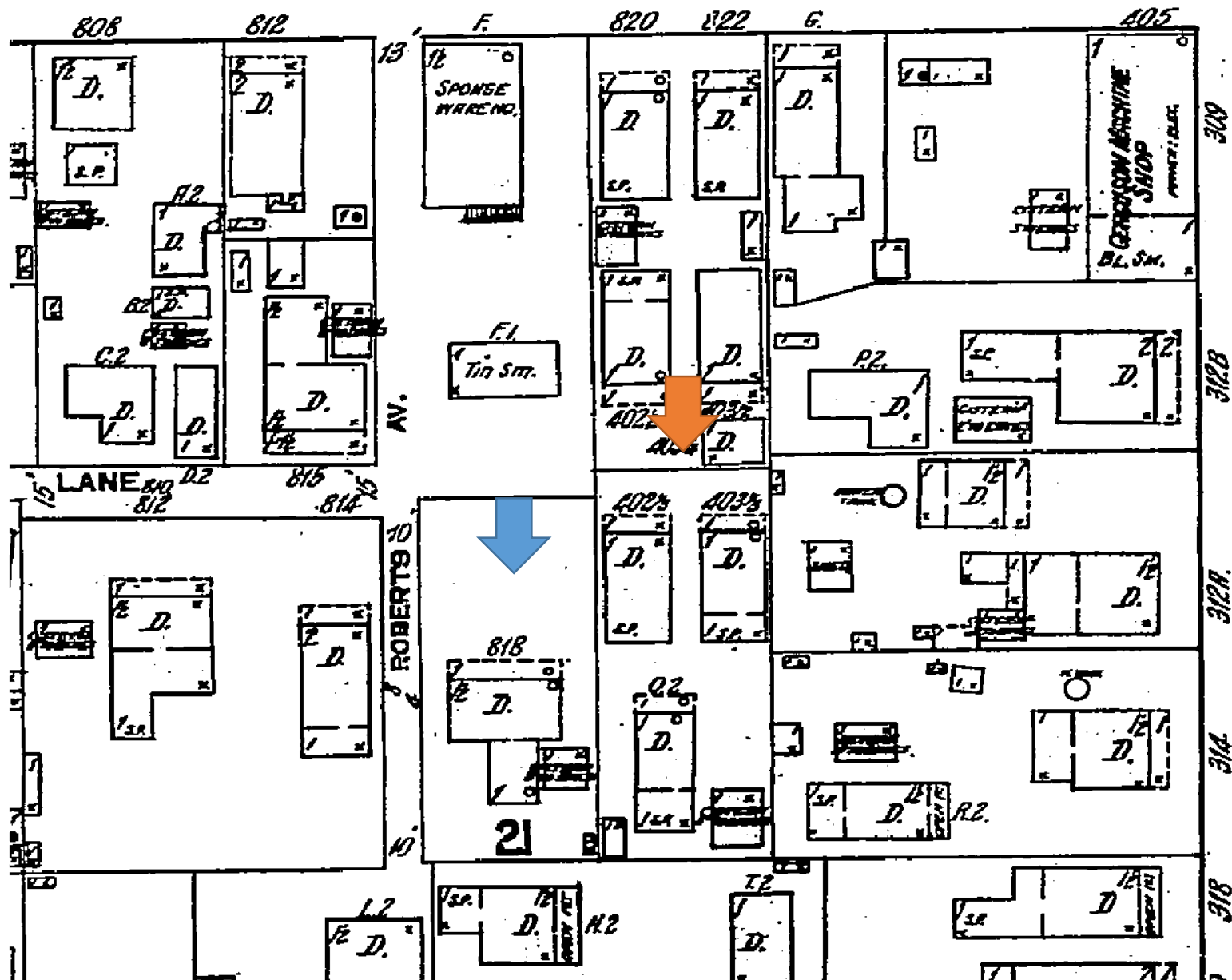
CAROLINE



1892 Sanborn Map

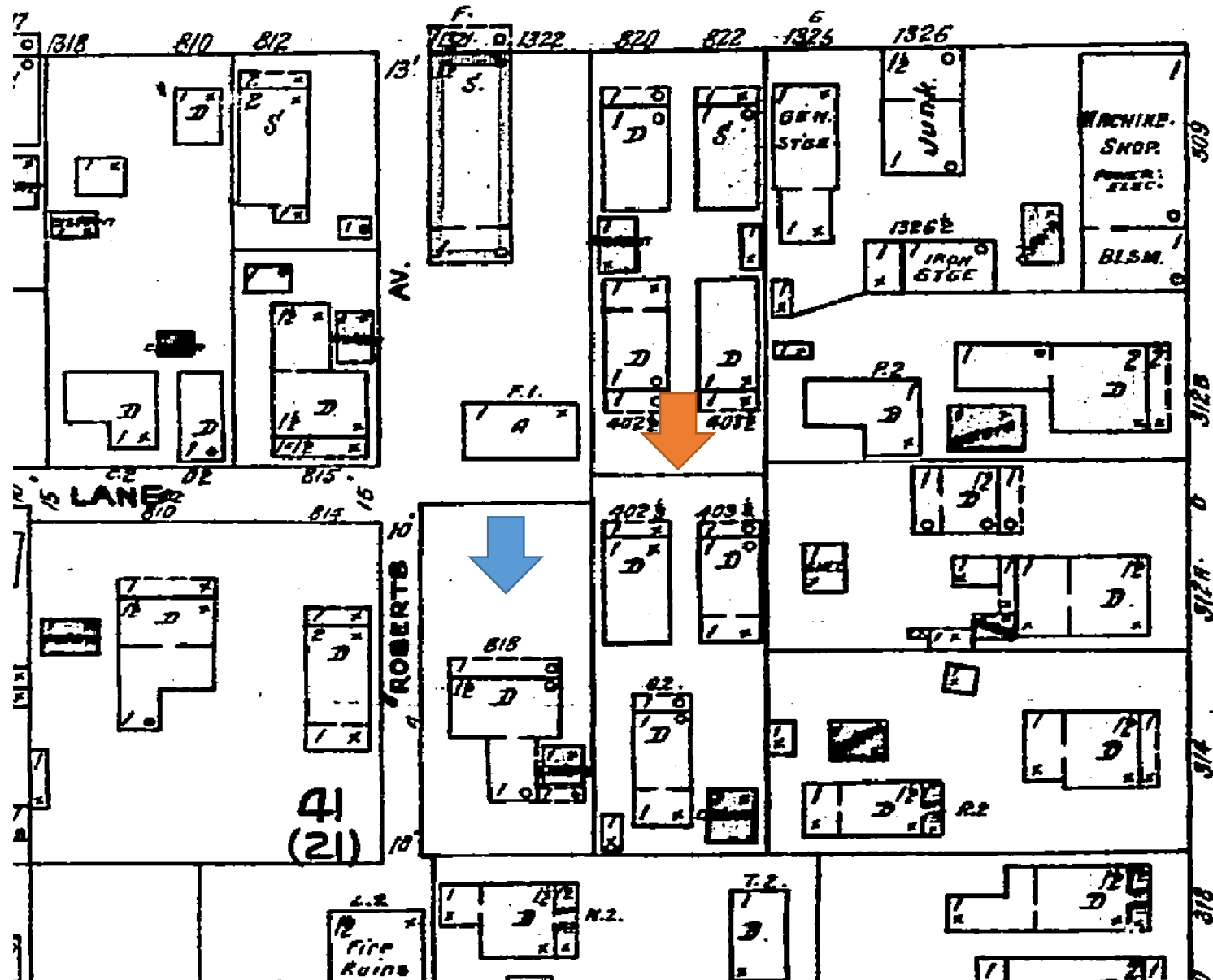


1899 Sanborn Map

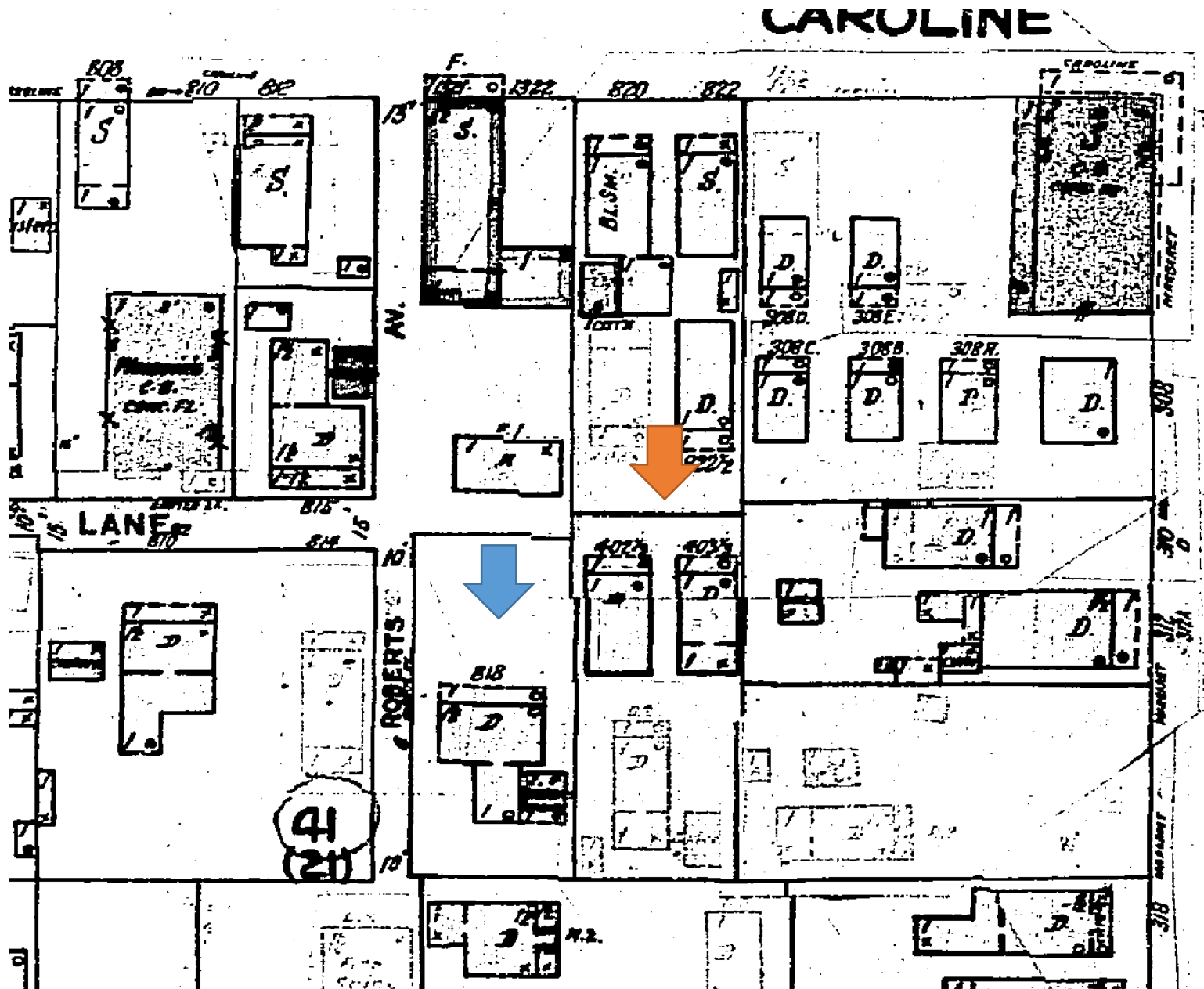


1912 Sanborn Map

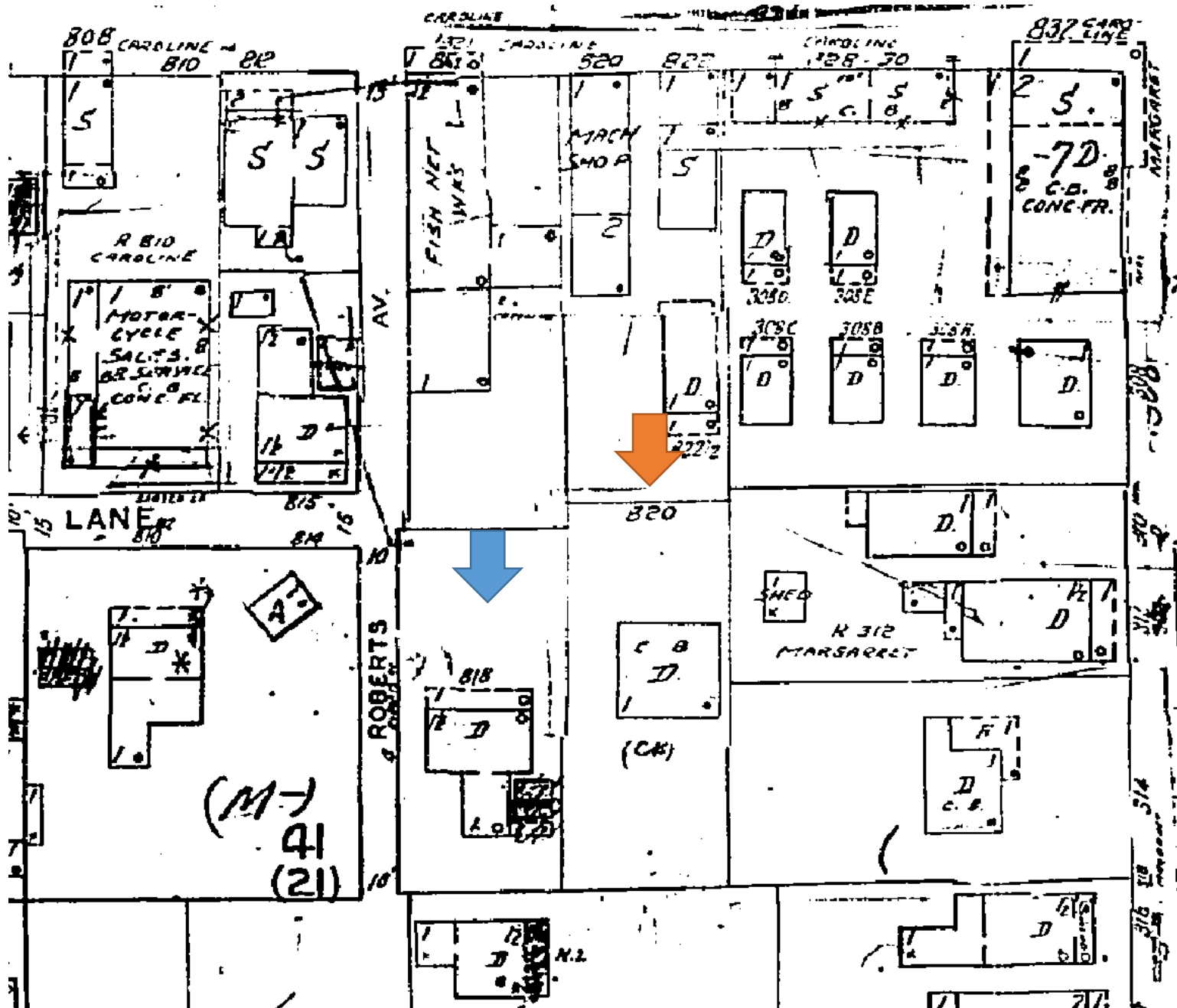
MADGADGET



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



822 Sawyers Lane. Property Appraiser's Photograph, c. 1965.





















818 Sawyers Lane and the end of Robert's Lane



Roberts Lane





Sawyers Lane



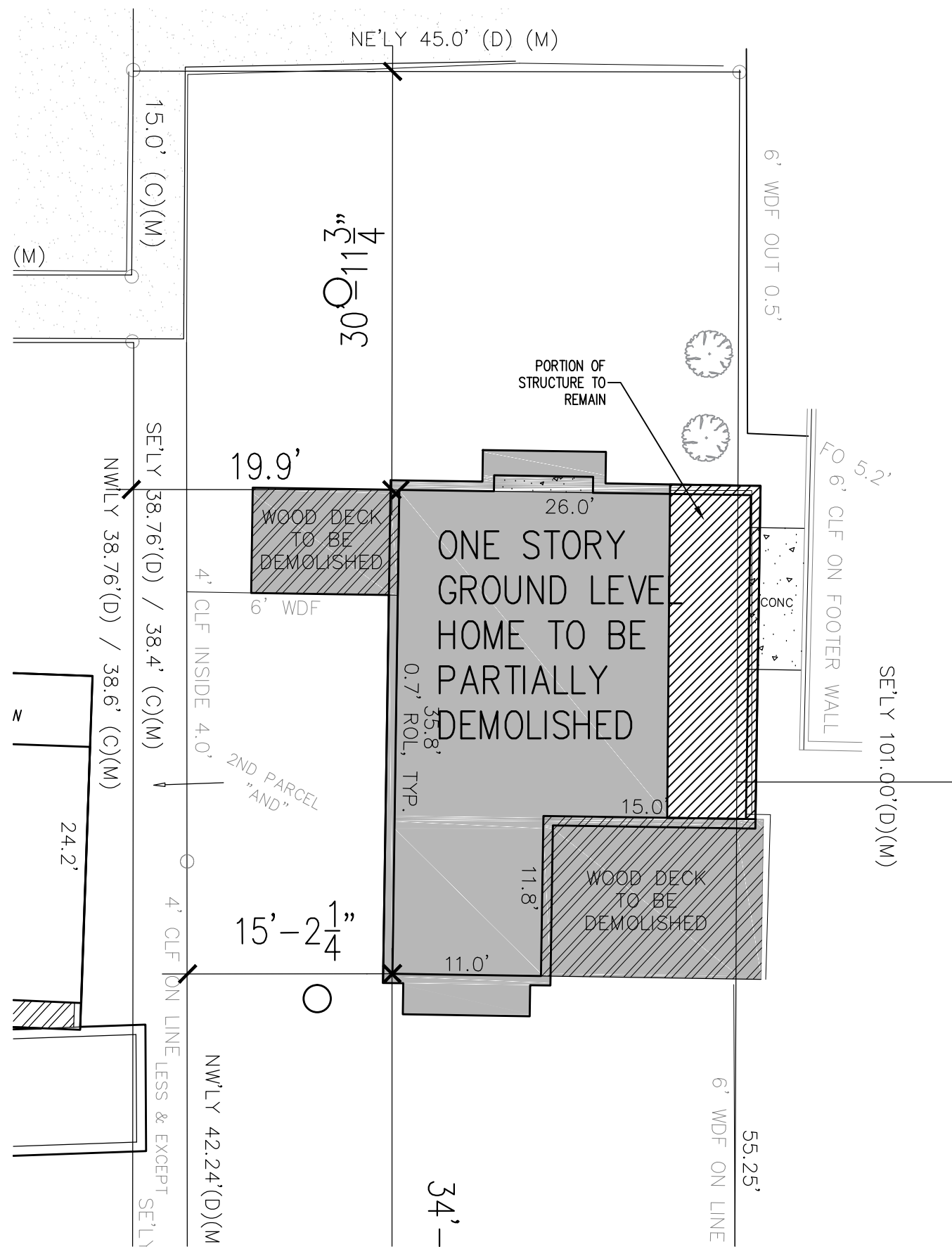








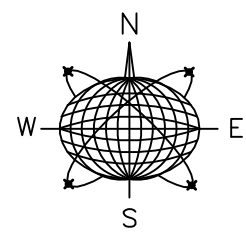
PROPOSED DESIGN



1
D-1

SITE DEMOLITION PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

NEW SINGLE FAMILY RESIDENCE

822 SAWYERS LANE
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM

Revisions:

Title:

DEMOLITION SITE
PLAN

Sheet Number:

D-1

Date: JULY 30, 2016

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	N/A	1,844 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,000 s.f. (43%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,610 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	44'-11"	N/A	N/A
LOT DEPTH	Min. 90'	100'-10"	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	22'-0"	Yes
OPENSPACE	35%	N/A	36%	Yes

DRAINAGE CALCS

REQUIRED INFORMATION:

TOTAL LOT AREA = 4,610 S.F.
IMPERVIOUS AREA= 2,000 S.F.

TOTAL IMPERVIOUS AREA = 2,000 S.F.
% IMPERVIOUS = 2,000 / 4,610= 43.4%

SWALE VOLUME REQUIRED:

FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
4,610 * 0.104 * 0.434 = 208 C.F.

SWALE PROVIDED:

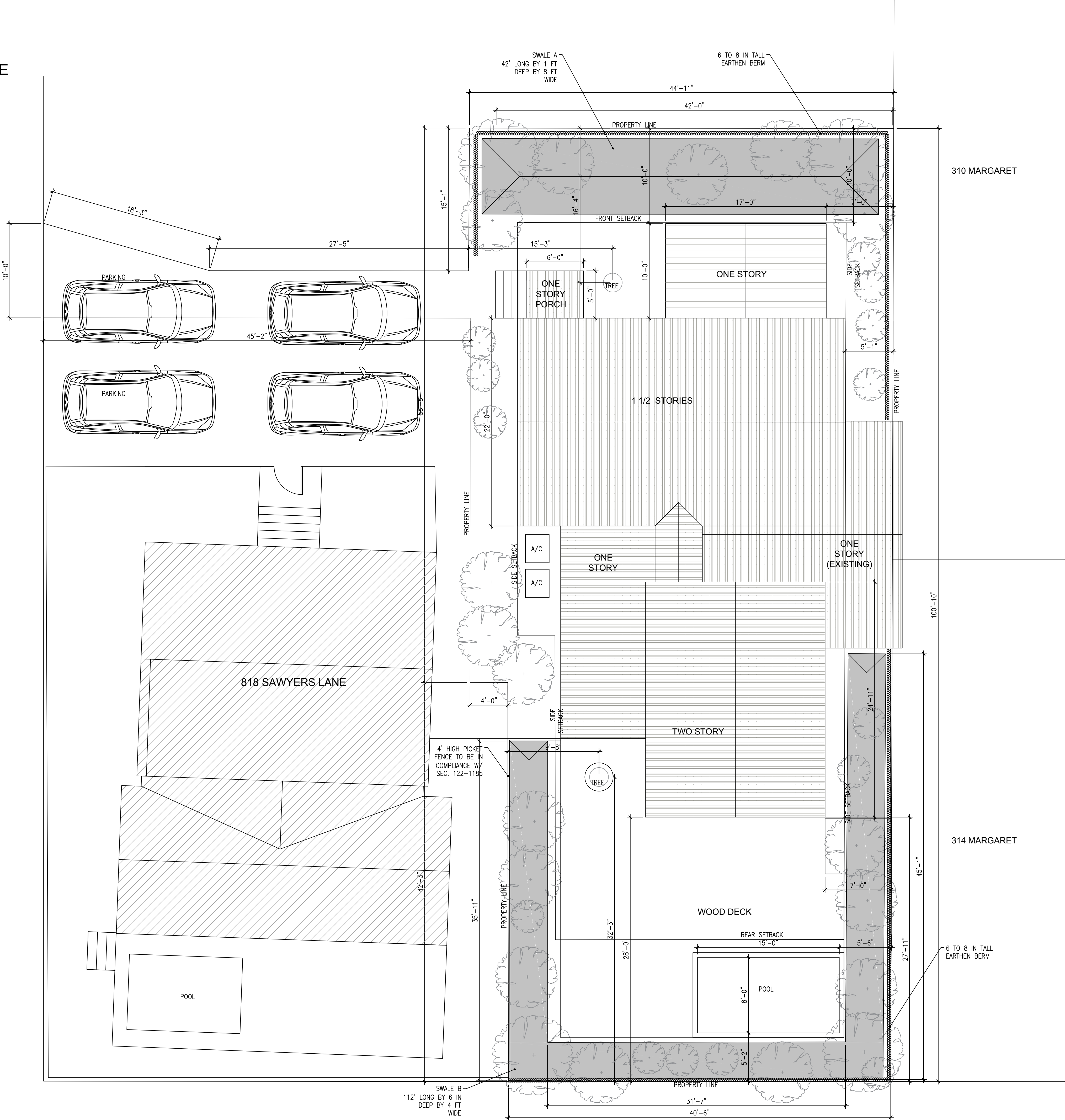
SWALE A = 42 FT * 4 CF/FT = 168 C.F.
SWALE B =112 FT * 1 CF/FT = 112 C.F.
TOTAL= 280 C.F.

SWALE SIZE IS LARGER TO ALLOW FOR LANDSCAPING

PLEASE NOTE THAT WHERE POSSIBLE AN EARTHEN BERM
WILL BE INSTALLED TO RETAIN STORMWATER ON THE
PROPERTY

SAWYERS LANE

ROBERTS LANE



1
A1.1
CIVIL PLAN
SCALE: 3/16"=1'-0"

wsa

william shepler & associates

architecture

Tel: 305-890-6191

Email: info@wshepler.com

N

W

E

S

Meridian Engineering LLC

201 Front Street, Suite 210

Key West, Florida 33040

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

H.A.R.C. REV. 1 - 2016.5.11

H.A.R.C. REV. 2 - 2016.5.16

822 SAWYERS LANE

KEY WEST, FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36

Project #: 15015

Title:

SITE PLAN

Sheet Number:

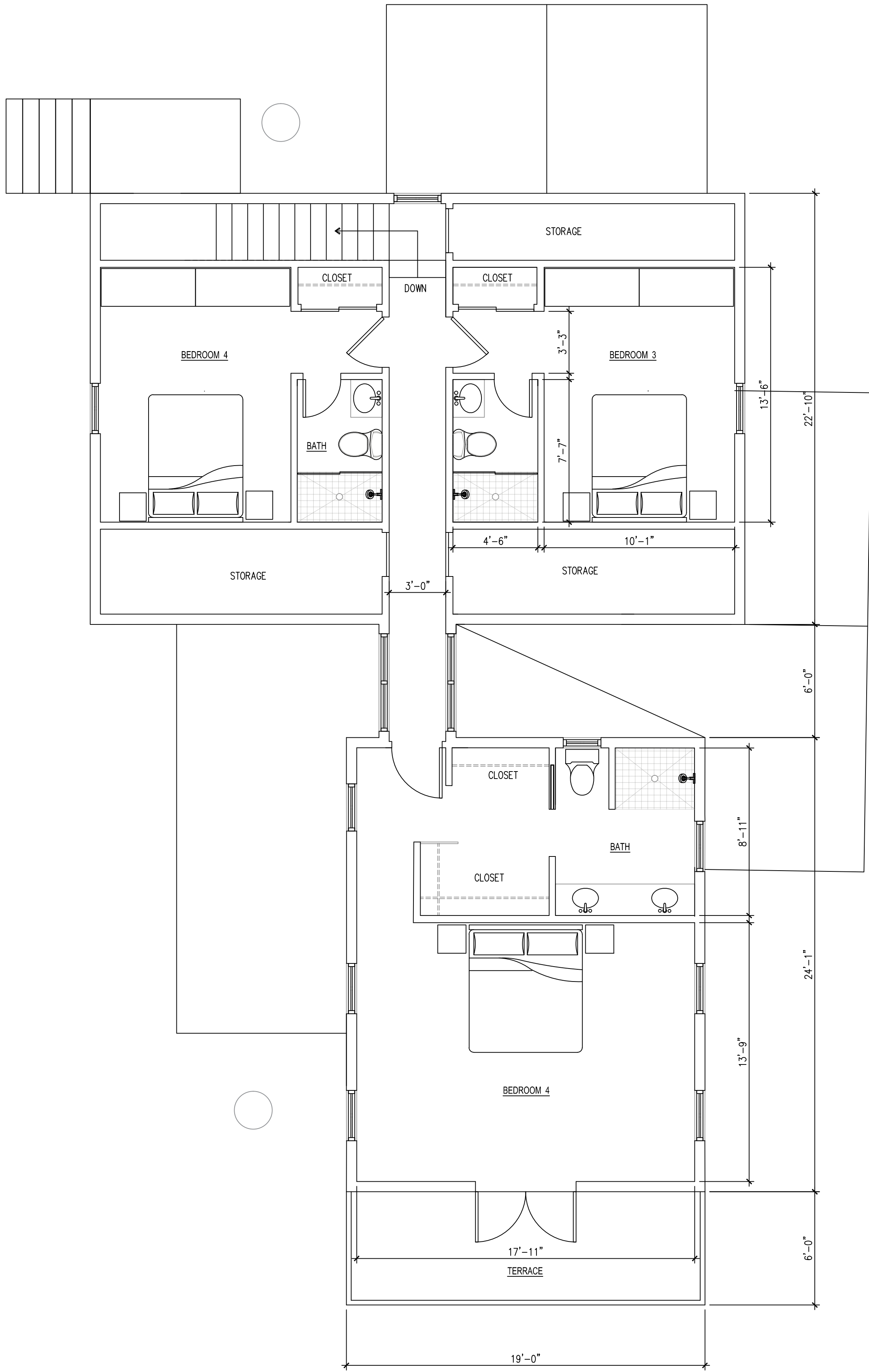
A-1.1

Date: - JULY 30, 2016

©2016 by William Shepler Architect

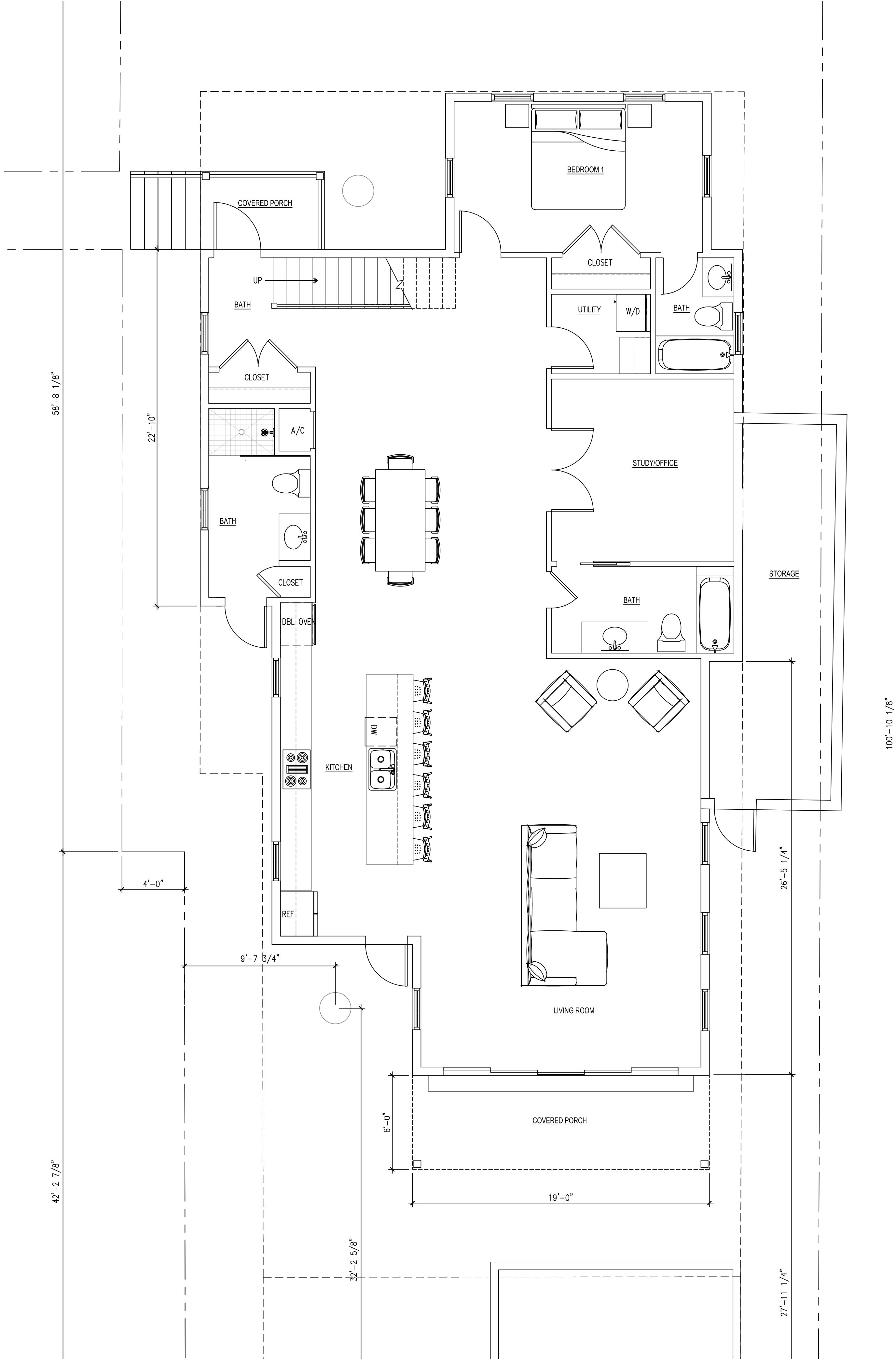
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



wsa

william shepler & associates

architecture

Tel: 305-890-6191

Email: info@wshepler.com

N

W

E

S

Meridian Engineering LLC

201 Front Street, Suite 210

Key West, Florida 33040

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

H.A.R.C. REV. 1 - 2016.5.11

H.A.R.C. REV. 2 - 2016.5.16

822 SAWYERS LANE

KEY WEST, FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size

24x36

Project #:

15015

Title:

PROPOSED

FLOOR

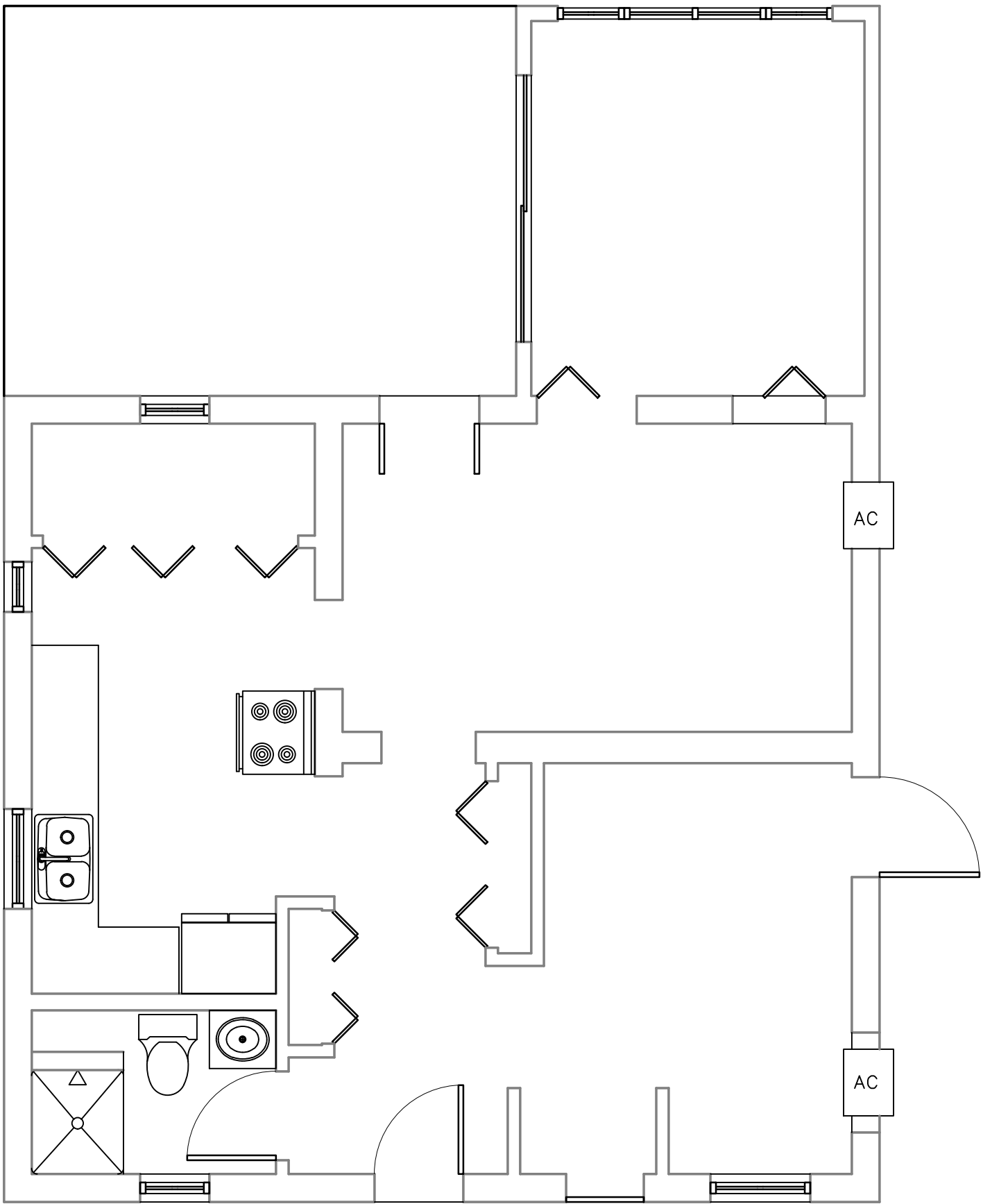
PLANS

Sheet Number:

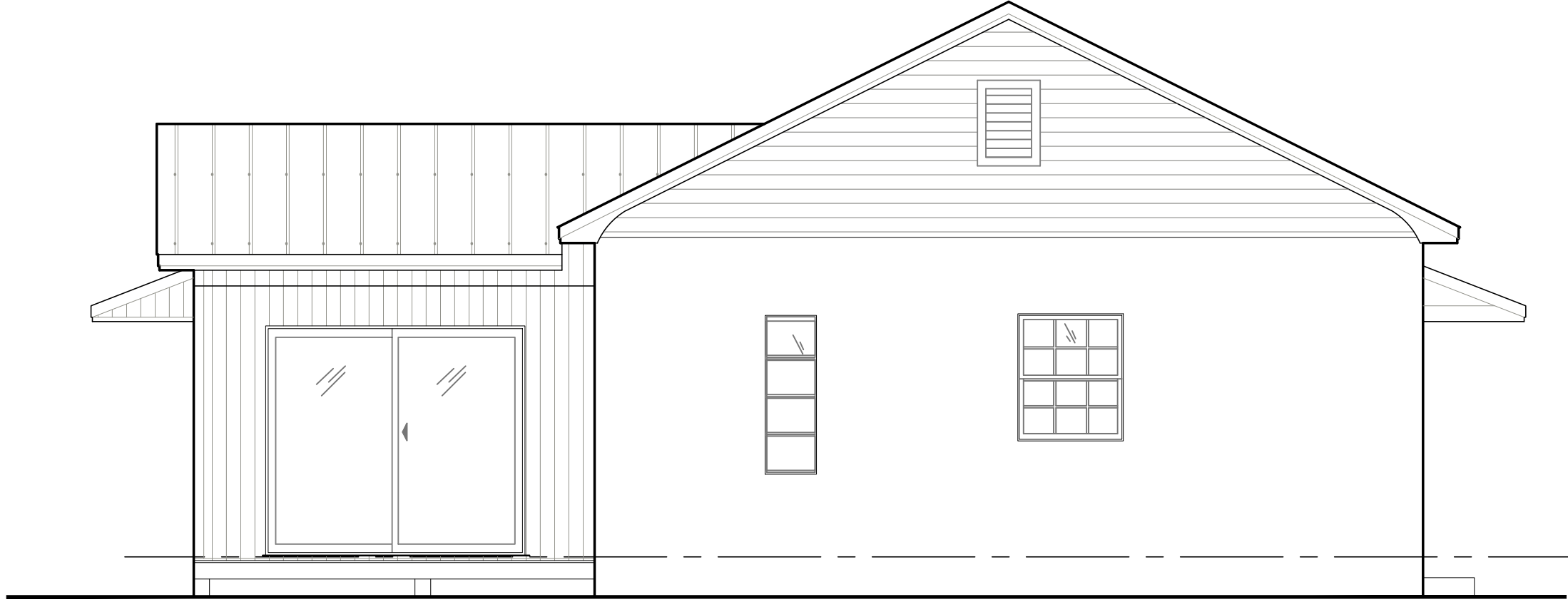
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Date: - JULY 30, 2016

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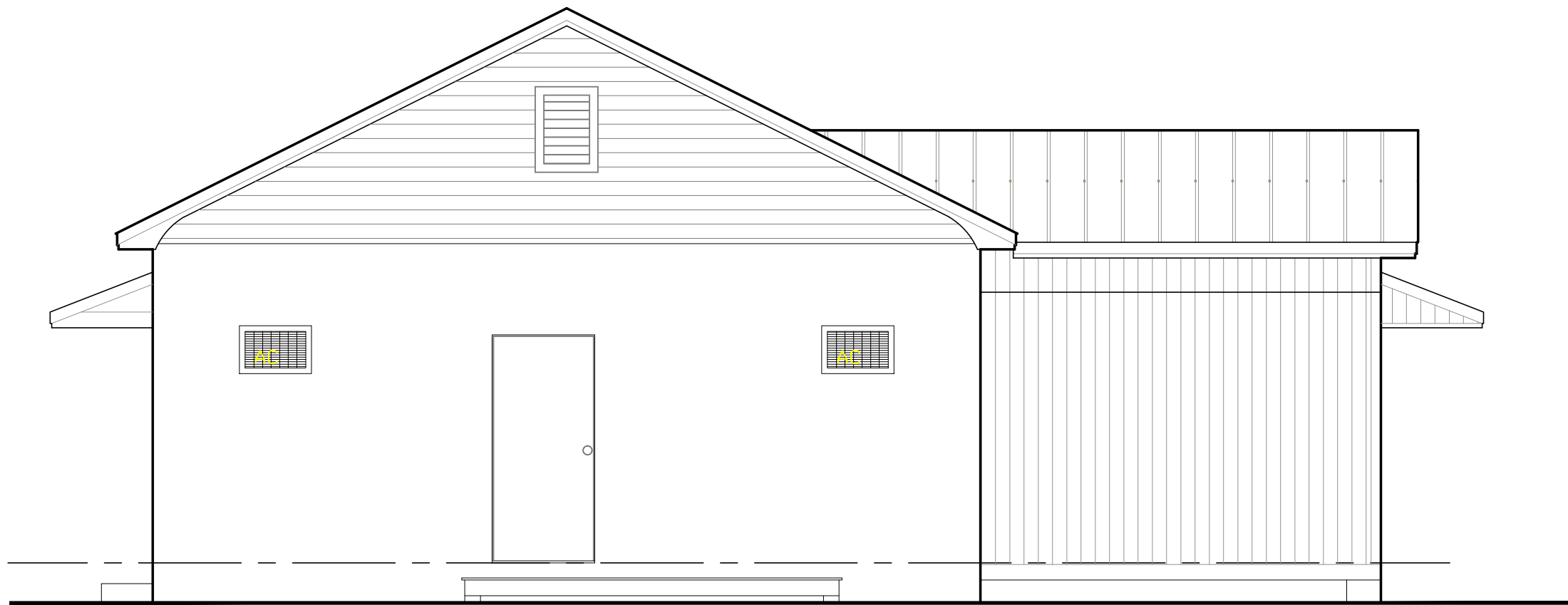
5 FLOOR PLAN
SCALE: 1/4"=1'-0"



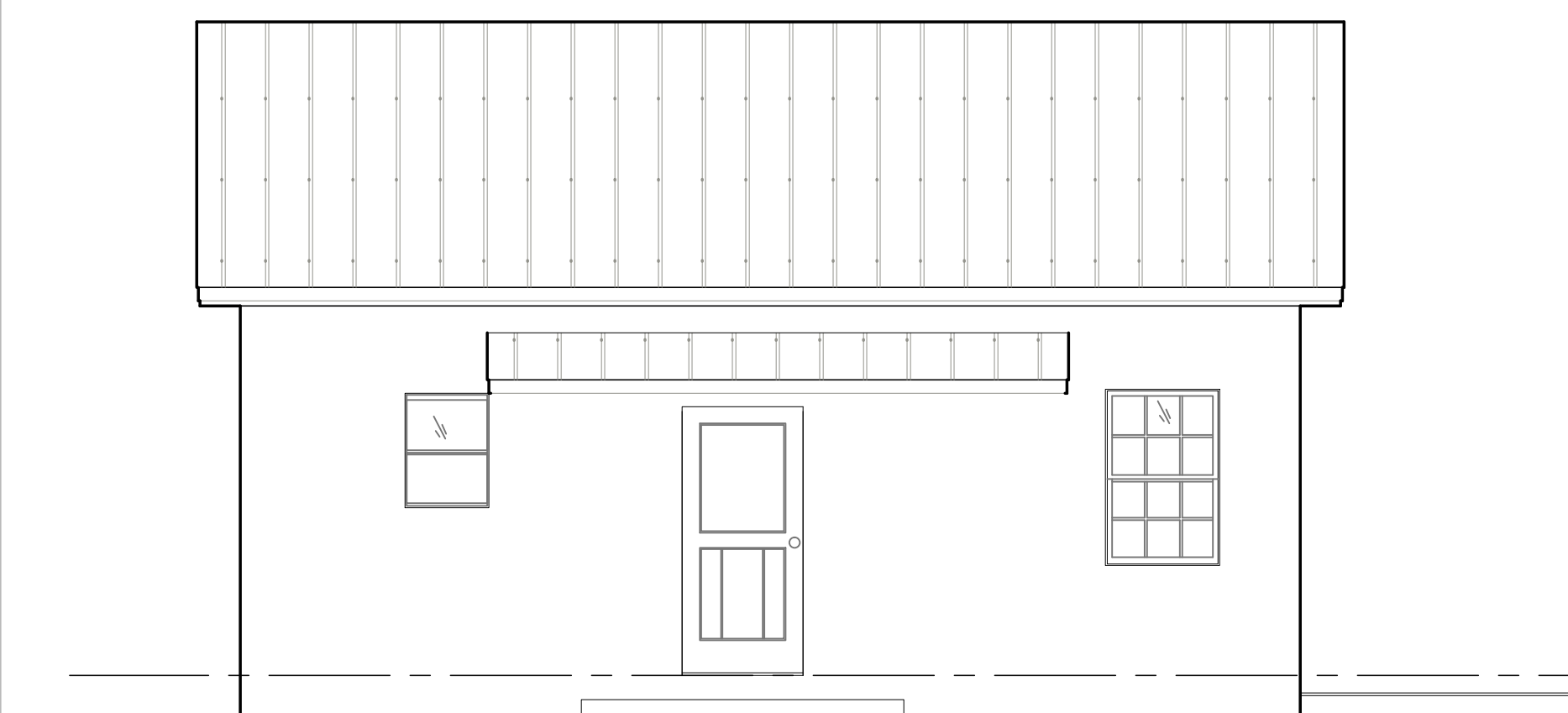
4 SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



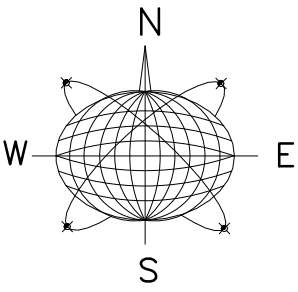
3 REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"





2
A3.3

NORTH ELEVATION - CONTEXT

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



1
A3.3

WEST ELEVATION - CONTEXT

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

wsa

william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com

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Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

H.A.R.C. REV. 1 - 2016.5.11

H.A.R.C. REV. 2 - 2016.5.16

822 SAWYERS LANE

KEY WEST, FL

NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #
15015

Title:

CONTEXT
ELEVATIONS

Sheet Number:

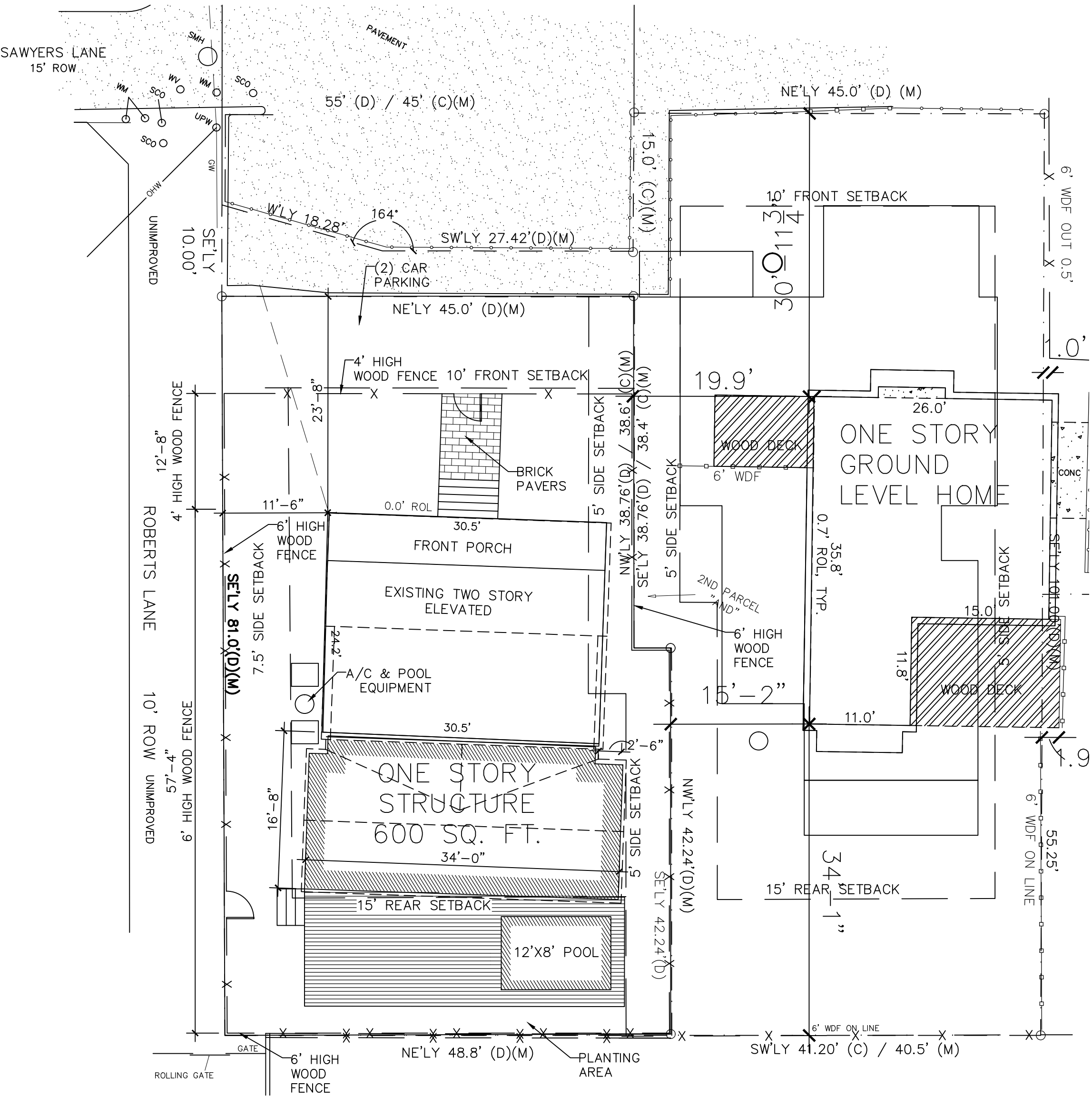
A-3.3

Date: - JULY 30, 2016

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ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,801 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	48.80'	N/A	N/A
LOT DEPTH	Min. 90'	81'	N/A	N/A
FRONT SETBACK	Min. 10'	23'-8"	No Change	N/A
SIDE SETBACK (EAST)	Min. 5'	5'	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	6'-0"	No Change	Yes
REAR SETBACK	Min. 15'	31'-2"	15'-0"	Yes
OPENSOURCE	35%			Yes



3 SITE PLAN
A-3.4 SCALE: 1" = 10'-0"



2 EXISTING STREETSCAPE (SAWYERS LANE)
A-3.4 SCALE: 1/8"=1'-0"



1 PROPOSED STREETSCAPE (SAWYERS LANE)
A-3.4 SCALE: 1/8"=1'-0"

wsa

william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com

Meridian Engineering LLC

201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3253 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2016.4.1

H.A.R.C. REV. 1 - 2016.5.11

H.A.R.C. REV. 2 - 2016.5.16

822 SAWYERS LANE
KEY WEST , FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size
24x36

Project #:
15015

Title: EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S

Sheet Number:
A-3.4

Date: - JULY 30, 2016

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY FRAME HOUSE ATTACHED TO
PORTION OF EXISTING CBS ONE STORY
STRUCTURE. NEW POOL, DECKS, AND FENCES.
PARTIAL DEMOLITION OF CBS STRUCTURE.**

FOR- #822 SAWYERS LANE

Applicant – William Shepler

Application #H16-03-0064

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at CHS City Hall, 310 Congress Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY FRAME HOUSE ATTACHED TO
PORTION OF EXISTING CBS ONE STORY
STRUCTURE, NEW POOL, DECKS, AND FENCES.
PARTIAL DEMOLITION OF CBS STRUCTURE.**

FOR #822 SAWYERS LANE

Applicant – William Shepler

Application #9116-01-0064

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 310 Congress Avenue, call 305-895-9775 or visit our website at www.cityofkeywest.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE PUBLIC SITE, PUBLIC RECORDS DEPARTMENT

FOR INFORMATION: It is the policy of the City of Key West to facilitate the development of the community with confidence and safety. Please visit the City website at www.cityofkeywest.com for more information on the City's policies and procedures. For more information, please contact the City of Key West at 310 Congress Avenue, Key West, FL 33440-1111.



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **81.2.20.20.20, August 22, 2016 at 6:00 PM** at **1111 N. 1st St., Suite 100, Key West, Florida**. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY FRAME HOUSE ATTACHED TO PORTION OF EXISTING CBS ONE STORY STRUCTURE, NEW POOL, DECKS, AND FENCES, PARTIAL DEMOLITION OF CBS STRUCTURE.

FOR - #822 SAWYERS LANE

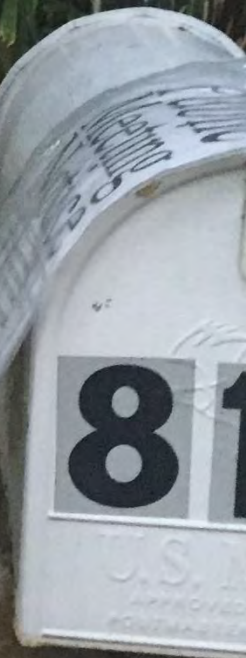
Applicant - William Shepler

Application #H16-03-0064

If you have any questions or have any questions, you may visit the Planning Department during regular office hours at 3100 Flagler Avenue, call 305-606-3070 or visit our website at www.kwfla.com.

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL 8:00 AM, AUGUST 23, 2016.

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL 8:00 AM, AUGUST 23, 2016. IF YOU HAVE ANY QUESTIONS OR HAVE ANY QUESTIONS, YOU MAY VISIT THE PLANNING DEPARTMENT DURING REGULAR OFFICE HOURS AT 3100 FLAGLER AVENUE, CALL 305-606-3070 OR VISIT OUR WEBSITE AT [WWW.KWFLA.COM](http://www.kwfla.com).



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared PAUL C. SAVISKI, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

822 SAWYER LANE on the 17th day of AUGUST, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on AUGUST 23, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #16-03-0064

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 8-18-16

Address: 3930 S. Roosevelt Blvd. #201

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of AUGUST, 2016.

By (Print name of Affiant) PAUL C. SAVISKI who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: ALLISON NODAL

Print Name: ALLISON NODAL

Notary Public - State of Florida (seal)

My Commission Expires: 5/10/2020



PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1003221 Parcel ID: 00003110-000000

Ownership Details

Mailing Address:

CAUTILLI ROBERT
8217 MARSHALL AVE
MARGATE CITY, NJ 08402-1645

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 12KW

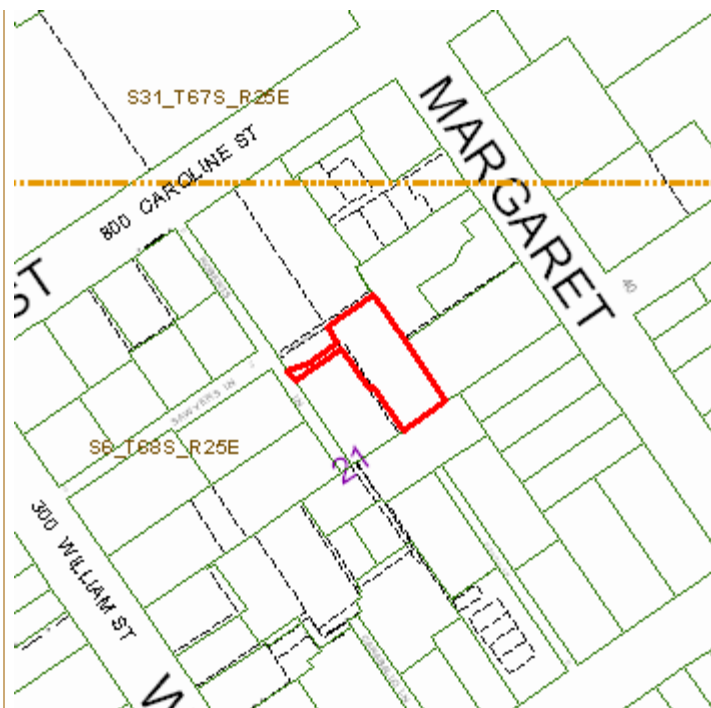
**Affordable
Housing:** No

**Section-
Township-Range:** 06-68-25

**Property
Location:** 822 SAWYERS LN KEY WEST

Legal Description: KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 OR514-376 OR514-378 OR650-604 OR930-506
OR1248-1935/37 OR2050-591/92 OR2058-2178/79 OR2267-2274/76C/T OR2314-1069/71 OR2389-1135/38
OR2723-2462/64

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,655.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 768
Year Built: 1945

Building 1 Details

Building Type R1

Effective Age 26

Year Built 1945

Functional Obs 0

Condition A

Perimeter 124

Special Arch 0

Economic Obs 0

Quality Grade 450

Depreciation % 32

Grnd Floor Area 768

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

Foundation CONCR FTR

Bedrooms 1

Extra Features:

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 0

Vacuum 0

Garbage Disposal 0

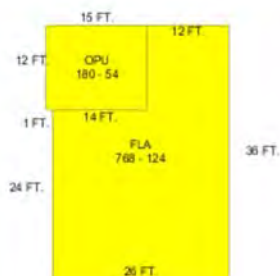
Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
3	FLA	5:C.B.S.	1	1945		N			768
4	OPU		1	1945					180

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN2:FENCES	90 SF	15	6	1989	1990	2	30

4	AC2:WALL AIR COND	2 UT	0	0	1988	1989	1	20
5	CL2:CH LINK FENCE	596 SF	149	4	1964	1965	1	30

Appraiser Notes

BEHIND KEY WEST MARINE - BKC

PER OR2058-2178/2179 A STRIP OF LAND TRANSFERRED FROM NEIGHBOR NOW GIVES ACCESS TO OWNER ON SAWYER LANE. \$35,000 SALE IS FOR THIS PARCEL OF LAND WHICH CONSISTS OF 268.95 SQ FT.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-2033	06/22/2004	12/16/2004	5,500		REPLACE SOFFITTS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	76,949	951	491,257	569,157	459,261	0	569,157
2014	72,661	863	406,096	479,620	417,510	0	479,620
2013	73,714	863	350,416	424,993	379,555	0	424,993
2012	73,714	863	270,473	345,050	345,050	0	345,050
2011	74,767	863	394,158	469,788	469,788	0	469,788
2010	81,800	863	491,113	573,776	573,776	0	573,776
2009	103,074	863	582,060	685,997	685,997	0	685,997
2008	94,793	863	698,607	794,263	794,263	0	794,263
2007	158,079	893	879,541	1,038,513	710,455	25,000	685,455
2006	302,139	905	477,465	780,509	693,127	25,000	668,127
2005	239,793	914	432,232	672,939	672,939	25,000	647,939
2004	132,777	922	290,760	424,459	167,224	25,000	142,224
2003	110,898	934	179,302	291,134	164,106	25,000	139,106
2002	116,845	942	164,764	282,551	160,260	25,000	135,260
2001	94,295	10,320	164,764	269,379	157,737	25,000	132,737
2000	94,295	12,358	98,132	204,785	153,143	25,000	128,143
1999	71,638	9,488	99,343	180,469	149,117	25,000	124,117
1998	63,758	8,708	99,343	171,809	146,769	25,000	121,769
1997	57,310	8,096	89,651	155,057	144,316	25,000	119,316
1996	44,057	6,405	89,651	140,113	140,113	25,000	115,113
1995	44,057	6,610	89,651	140,318	138,775	25,000	113,775
1994	39,401	6,075	89,651	135,127	135,127	25,000	110,127
1993	39,401	6,259	89,651	135,311	135,311	25,000	110,311
1992	36,128	6,047	89,910	132,085	132,085	25,000	107,085

1991	36,128	6,211	89,910	132,249	132,249	25,000	107,249
1990	30,053	6,230	77,760	114,044	114,044	25,000	89,044
1989	27,321	5,808	77,760	110,889	110,889	25,000	85,889
1988	23,468	5,311	77,760	106,539	106,539	25,000	81,539
1987	23,188	5,439	41,808	70,435	70,435	25,000	45,435
1986	23,322	0	40,678	64,000	64,000	25,000	39,000
1985	12,318	0	17,399	29,717	29,717	0	29,717
1984	11,633	0	17,399	29,032	29,032	25,000	4,032
1983	11,633	0	17,399	29,032	29,032	25,000	4,032
1982	11,844	0	17,399	29,243	29,243	25,000	4,243

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/30/2015	2723 / 2462	555,000	<u>WD</u>	<u>30</u>
11/18/2008	2389 / 1135	382,900	<u>WD</u>	<u>K</u>
6/12/2007	2314 / 1069	480,000	<u>WD</u>	<u>S</u>
11/5/2004	2058 / 2178	35,000	<u>WD</u>	<u>O</u>
10/7/2004	2050 / 591	600,000	<u>WD</u>	<u>Q</u>
1/1/1985	930 / 506	83,800	<u>WD</u>	<u>Q</u>
2/1/1976	650 / 604	20,000	00	<u>Q</u>

This page has been visited 33,668 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176