



Historic Architectural Review Commission
Staff Report for Item 18

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 27, 2017

Applicant: Michael Ingram, Architect

Application Number: H17-03-0023

Address: #411-415 Grinnell Street

Description of Work:

New single family residence with garage on vacant lot. Reconfigure of fence and gates.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house sits north to an empty parcel that is part of the property. On 2012 the Planning Department rendered a build back determination after the city condemned a dwelling unit that was latter demolished by the owners. The site in question has remained vacant since the demolition took place. In May 2015, the Planning Board granted variances for detached habitable space for the back portion of the proposed house as well as a variance for open space.

In October 27, 2015, the Commission approved a new two-story house on the same lot with a garage and a roof deck. No building permits or any commencement of construction has taken place since. Certificates of Appropriateness expire two years from the date of its approval if the work has not commenced under a duly issued building permit. Upon application of the property owner, the Historic Architectural Review Commission, or its designee, may extend a Certificate of Appropriateness for a special period of time not to exceed two years upon a finding of no substantially changed circumstances.- Section 102-159- Expiration.

US Secretary of the Interior's Standards for Rehabilitation and Guidelines Cited in Review:

- USSOIS (pages 16-23), specifically Standard 9.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 7, 8, 9, 10, 11, 14, 17, 20, 23, 24, and 25.
- Fencing (pages 41-41), specifically guidelines 1, 2, and 3.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a new single-family structure that is required to meet FEMA regulations. The proposed design is based on a previous approval, but its scale and massing is reduced by the introduction of different rooflines. The new design differs from the previous approved one as it locates the entrance of the garage on the southern volume, instead of locating it in the center of the lot. A detached pergola was design in front of the garage entrance in order to create a more pedestrian scale. The middle portion structure will have a two story three bay porch.

The new design has a roof deck behind the northernmost structure. The house will be taller than the main historic structure. The design includes under construction materials cement lap siding, white aluminum impact windows, glass canopy at the entryway and metal v-crimp for roofing.

The plan also includes the revision of the existing 4 feet tall front fence in order to accommodate a new pedestrian gate and a slide gate for the garage.

Consistency with Guidelines

It is staff's opinion that the proposed new house is inconsistent with the cited SOIS and HARC guidelines. The structure will have a roof deck, which is contrary to the new guidelines for new construction. In addition, the design proposes a garage. According to the new guidelines for construction, garages can be included on designs when there is evidence of such element in the adjacent properties. In this particular case, that is not the case.

Staff finds the proposed changes on the front fence are consistent with the guidelines; nevertheless, the sliding gate is to give access to the garage-, which is contrary to guideline 10 of new construction.

The approved Certificate of Appropriateness has not expired; it will expire on October 27, 2017.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

411 GRINNELL (415 GRINNELL)

OF UNITS
1

RE # OR ALTERNATE KEY:

5240

NAME ON DEED:

NEAL GASEM & JOHN GILLIN

PHONE NUMBER

OWNER'S MAILING ADDRESS:

410 INGRAM

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

504 ANGELA ST

EMAIL

mbingramarchitect@gmail.com

KEY WEST, FL. 33040

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:

\$1,250.000

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

NEW SINGLE FAMILY RESIDENCE w/ ATTACHED GARAGE (3000 S.F.+) ON EMPTY LOT WITH BUILDBACK RIGHTS. RECONFIGURE EXISTING FENCES & GATES PREVIOUSLY APPROVED (15-01-1537). CHANGES TO FACADE & GARAGE LOCATION

Printed name of property owner or licensed contractor.

Signature.

MICHAEL B. INGRAM, (REPRESENTATIVE)

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced _____ as identification.

Official Use Only:

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. N.A.

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:
	NS, A,	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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, Joseph Neal Ganem authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL B. INGRAM

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

ganem

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this _____ by
date

Name of Authorized Representative

He/She is personally known to me or has presented Driver License as identification.

Harold L. Meyer

Notary's Signature and Seal
HAROLD L. MEYER

NOTARY PUBLIC

COBB COUNTY, GEORGIA

Name of Acknowledger, typed, printed or stamped
MY COMMISSION EXPIRES
MARCH 7, 2018

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, JOHNNY ALLEN GILLIN authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL B. INGRAM

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of Owner

Johnny A. Gillin
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this April 26, 2017 by
date

Johnny Gillin
Name of Authorized Representative

He/She is personally known to me or has presented Driver License as identification.

Melissa Miranda
Notary's Signature and Seal

Melissa Miranda
Name of Acknowledger typed, printed or stamped

July 30 2019
Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, 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:

415 GRINNELL 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.

Michael Ingram
Signature of Authorized Representative

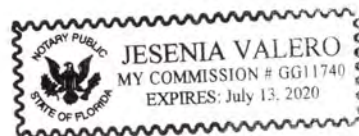
Subscribed and sworn to (or affirmed) before me on this 24th Day of May 2017 by
date

Michael Ingram
Name of Authorized Representative

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

J Valero
Notary's Signature and Seal

Jesenia Valero
Name of Acknowledger typed, printed or stamped



GG11740
Commission Number, if any

SANBORN MAPS

PROJECT PHOTOS



#411 Grinnell Street circa 1965. Monroe County Library



**#415 Grinnell Street circa 1965. The structure was moved to the back of the lot and latter demolished.
Monroe County Library**

CURRENT PHOTO OF 411-415 GRINNELL STREET



CURRENT PHOTO OF 411-415 GRINNELL STREET



LAURIE McCHESNEY
305-923-6639

Preferred
Properties
KEY WEST
305-294-3040
PreferredPropertiesKeyWest.com
411Grinnell.com

CURRENT PHOTO OF 411-415 GRINNELL STREET



415 GRINNELL
1974 - PROPERTY APPRAISER'S OFFICE
BUILDING LATER RAZED





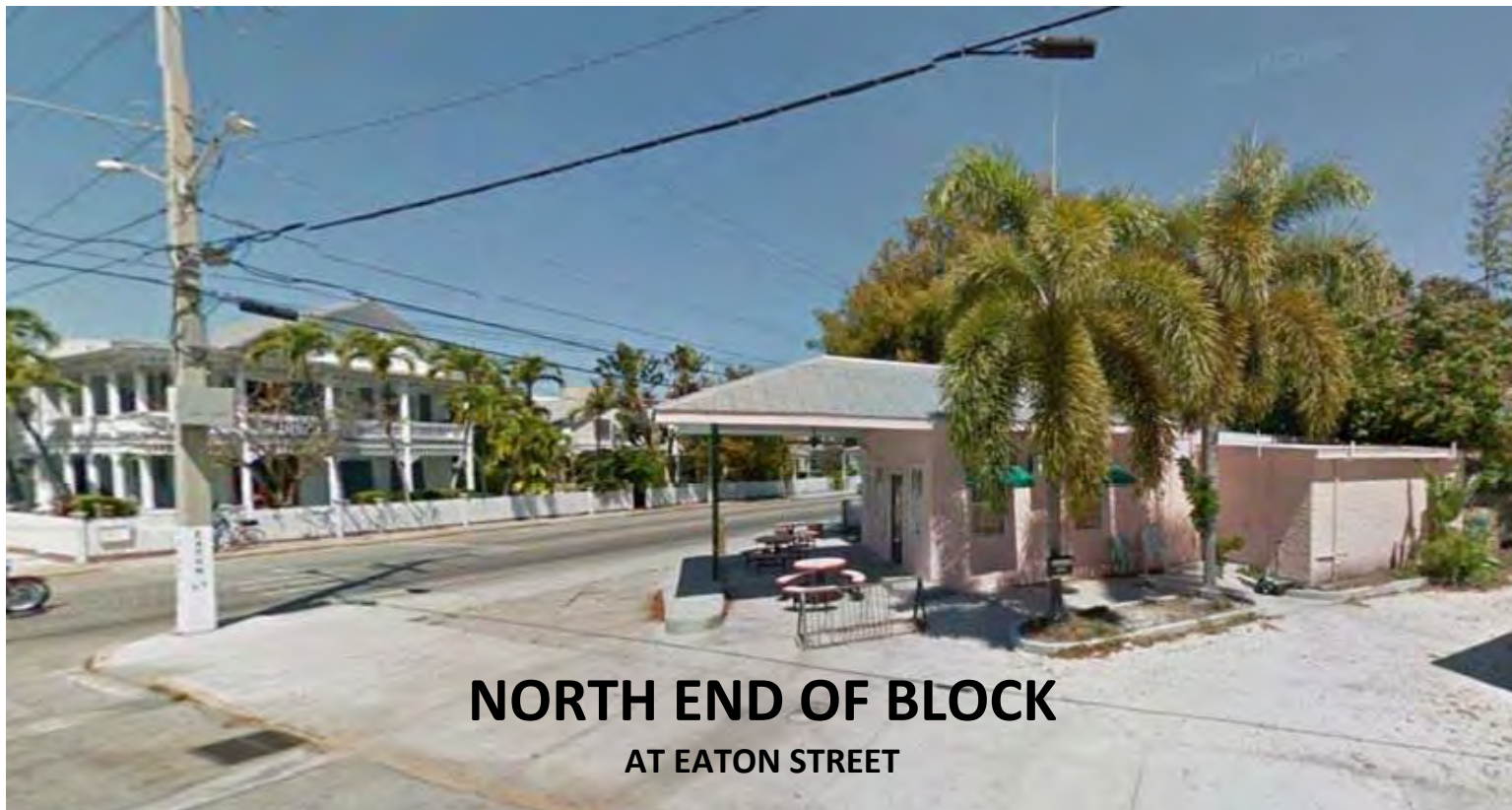
411 & 415 GRINNELL



SOUTH END OF BLOCK

LOOKIING NORTH FROM FLEMING STREET

421 GRINNELL (RESIDENCE) & 425 GRINNELL (AZUR RESTAURANT)



**NORTH END OF BLOCK
AT EATON STREET**



409 GRINNELL

411 GRINNELL

STRUCTURE TO SOUTH

419 GRINNELL

EDEN HOUSE STORAGE AND WORKSHOP BUILDING
(SET BACK 45' FROM GRINNELL ST. SIDEWALK)





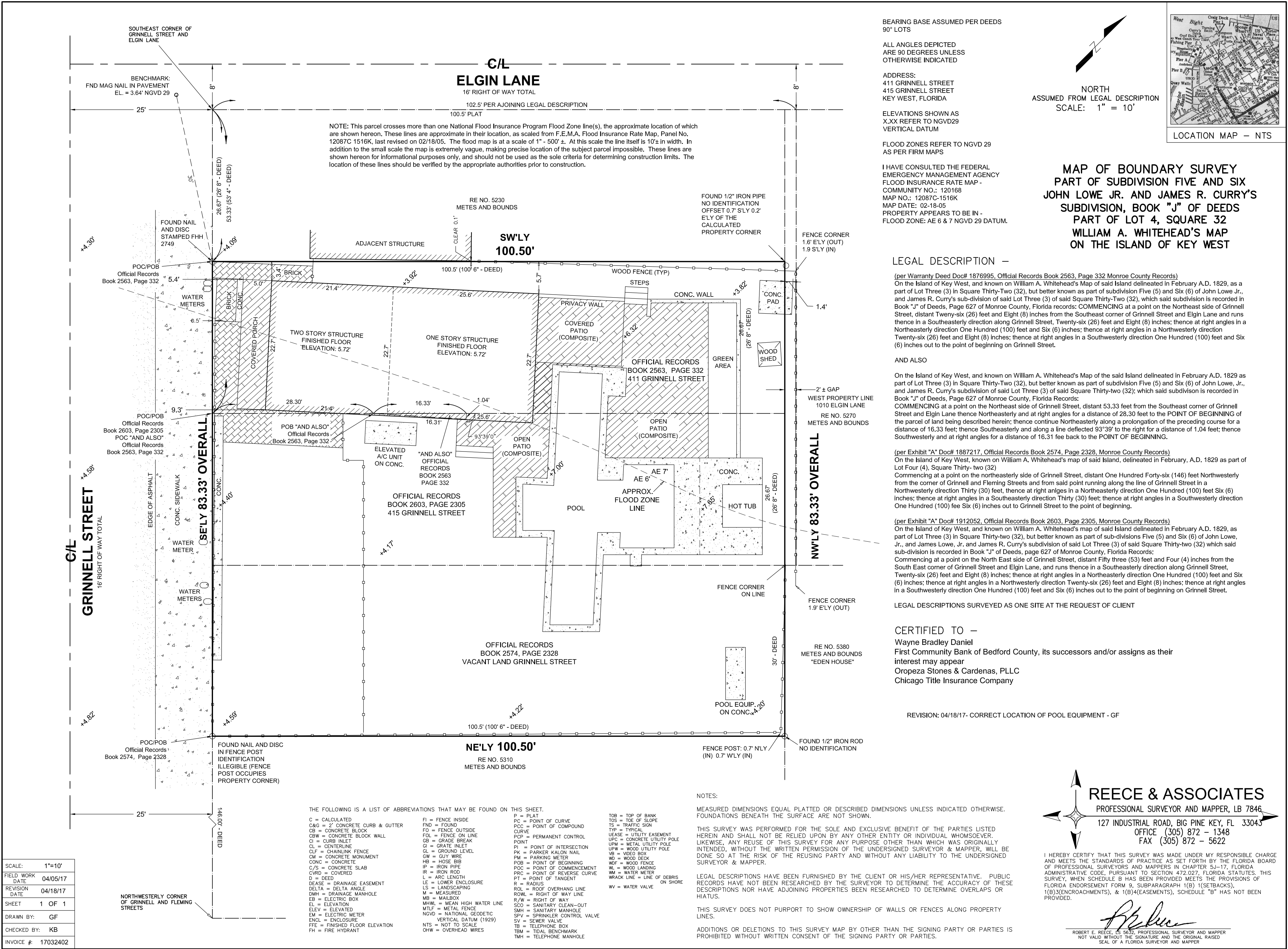
OPPOSITE SIDE OF GRINNELL STREET

LOOKING SOUTH TOWARD FLEMING STREET



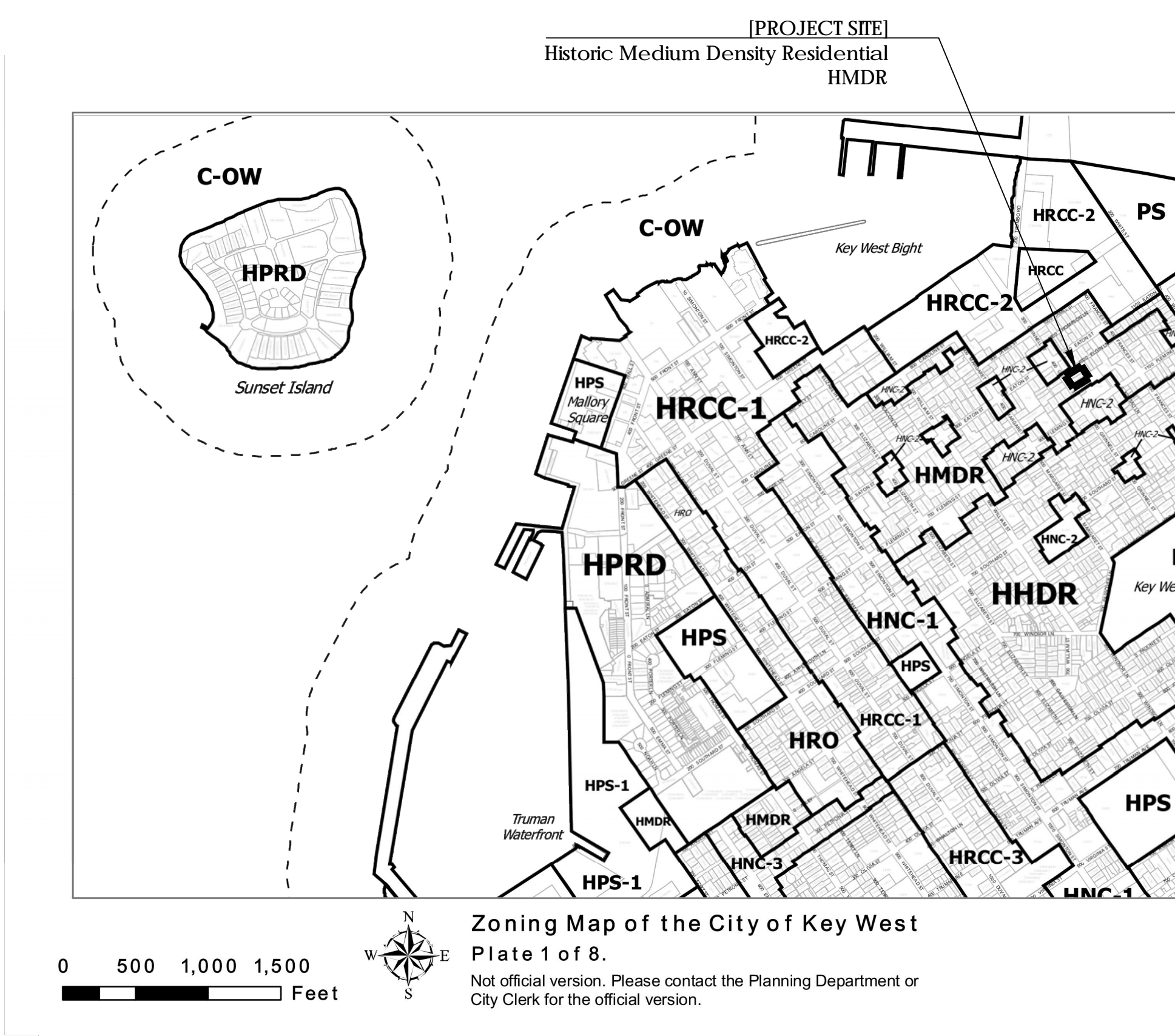
**VIEW ACROSS
GRINNELL STREET**

SURVEY



PROPOSED DESIGN

APPROVALS:
VARIANCE: MAY 21, 2015
HARC #: 15-01-1537



2 LOCATION MAP



411-415 GRINNELL STREET

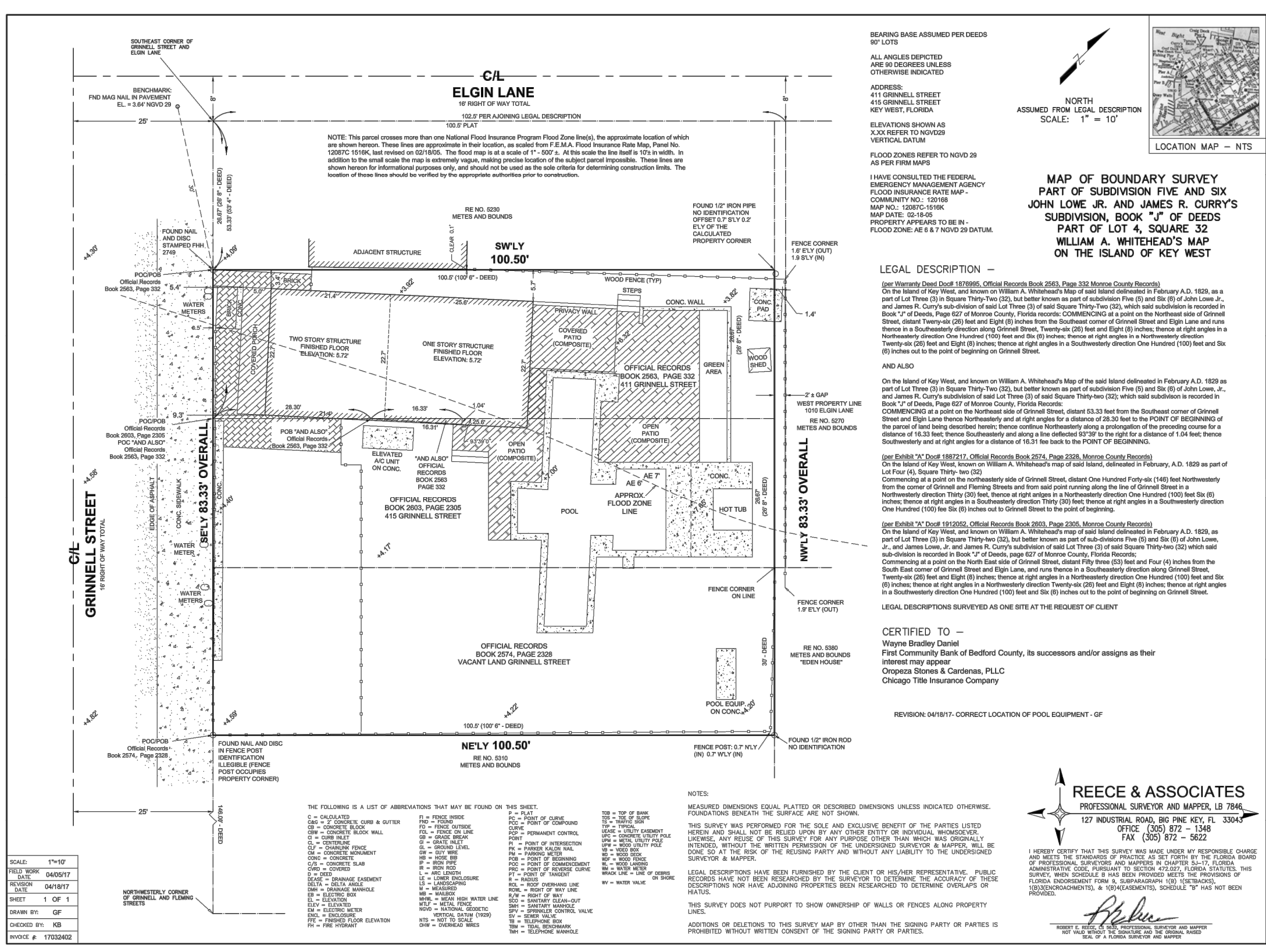
KEY WEST, FL 33040

RESIDENTIAL CONSTRUCTION

HARC

REVISED: JUNE 14, 2017

Michael B. Ingram: License # AR0009306
Expiration Date: February 28, 2019



1 COPY OF SURVEY
NOT TO SCALE

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE
(3,000 SF +/-) ON EMPTY LOT WITH BUILD-BACK RIGHTS.
RECONFIGURE EXISTING FENCES & GATES.
PREVIOUSLY APPROVED (15-01-1537). CHANGES TO
FACADE & GARAGE LOCATION.

DRAWING INDEX

- A1.0 COVER AND SURVEY COPY
- A1.1 SITE PLAN AND DATA
- A2.1 FLOOR PLANS
- A3.1 STREET-SCAPE ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS

CODE INFORMATION

- APPLICABLE CODES
2014 FLORIDA BUILDING CODES
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE AE6 / AE7

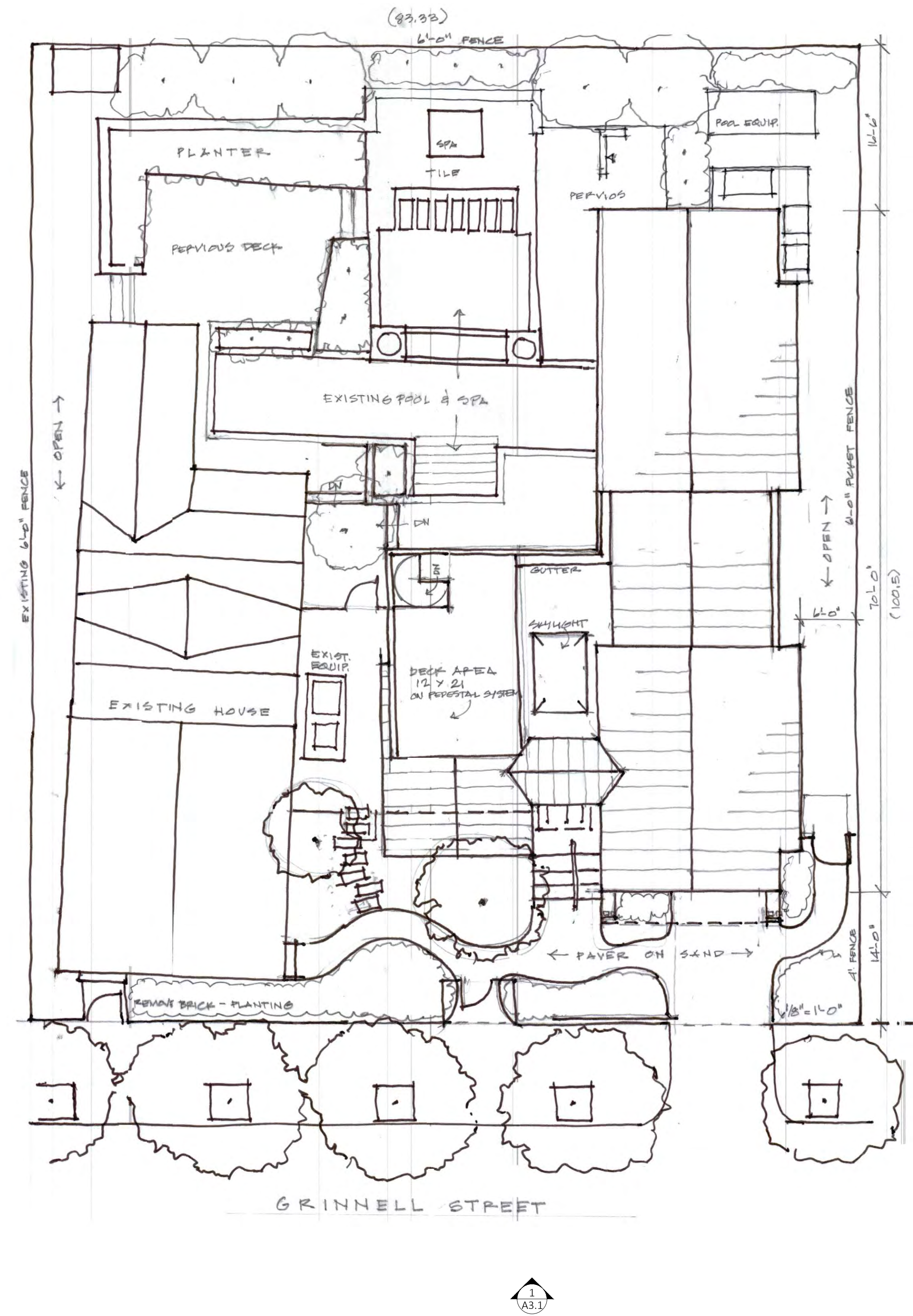
411-415
GRINNELL STREET
KEY WEST

COVER &
SURVEY COPY

M.B. INGRAM
MAY 30, 2017

A1.0

SITE DATA				
411-415 GRINNELL STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE 6 / AE 7 [AE 6 @ NEW CONSTRUCTION]			
CODE REQUIREMENTS:		H15-01-1537	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	8,375 SF	8,375 SF	NO
HEIGHT	30'-0" MAX	+ 29'-11"	29'-11"	NO
[1] FRONT YARD	10'-0"	10'-0"	14'-0"	NO
[2] SIDE YARD	5'-0"	5'-0"	6'-0"	NO
[3] SIDE YARD	5'-0"	EXISTING [N/A]	N/A	NO
[4] REAR YARD	15'-0"	15'-0"	16'-6"	NO
BUILDING COVERAGE	40% [3,350 SF]	3,336 SF [39.8%]	3,338 SF [39.85%] *1	NO
IMPERVIOUS COVERAGE	60% [5,025 SF]	4,583 SF [54.7%]	4,951 SF [59.1%]	NO
OPEN SPACE RATIO	35% [2,932 SF]	2,554 SF [30.4%]	2,830 SF [33.8%] *2	NO
*1 PROPOSED CALCULATIONS INCLUDE ALL ROOF OVERHANGS ON EXISTING AND NEW CONSTRUCTION.				
*2 EXISTING VARIANCE ALLOWS 30.4% (2544 SF).				



N

1

SITE PLAN

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

081624

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

CONSULTANTS:
A2O ARCHITECTURE
EMAIL: A2OARCHITECTURE@GMAIL.COM
PROF. REG. AA29803692

APPROVALS:
VARIANCE: MAY 21, 2015
HARC #: 15-01-1537

REVISED: JUNE 14, 2017

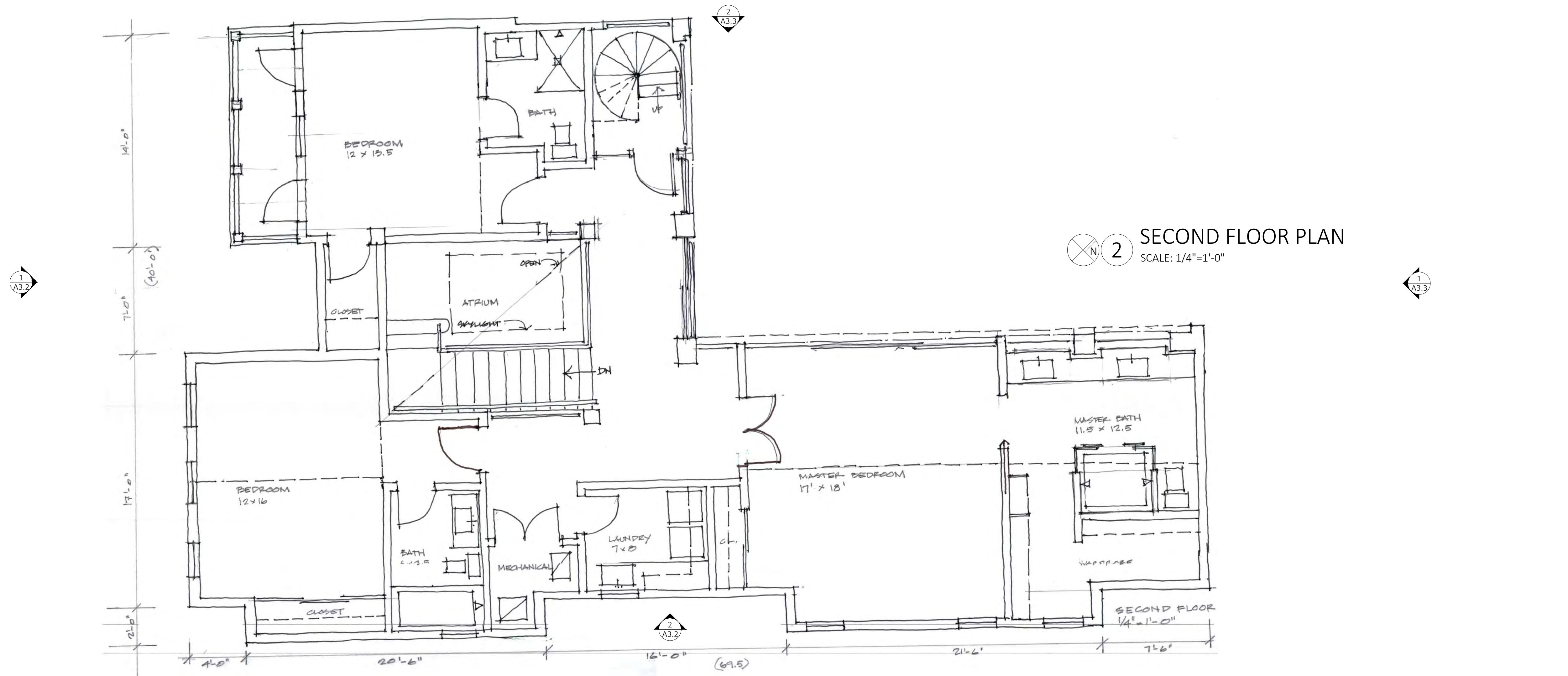
Michael B. Ingram: License # AR0009306
Expiration Date: February 28, 2019

411-415
GRINNELL STREET
KEY WEST

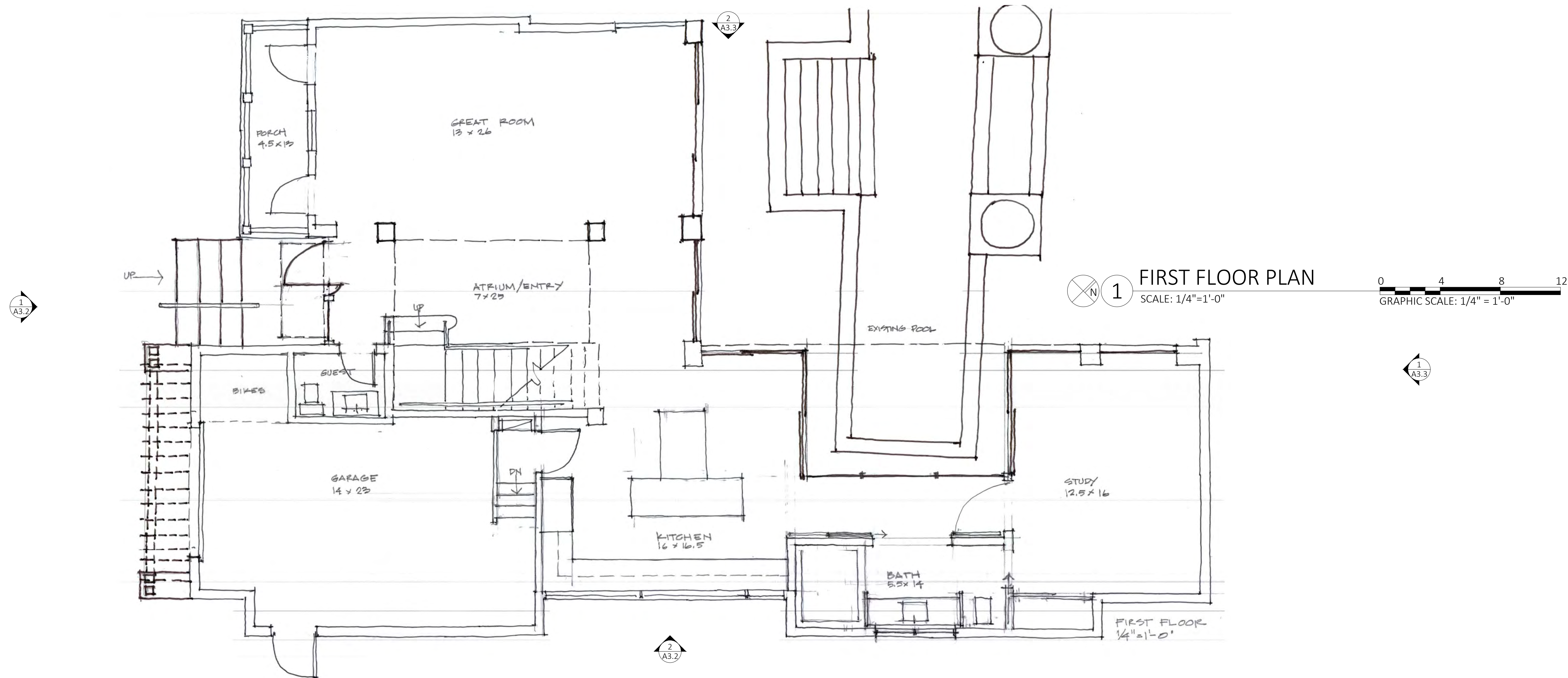
SITE PLAN
AND CALCS.

M.B. INGRAM
MAY 30, 2017

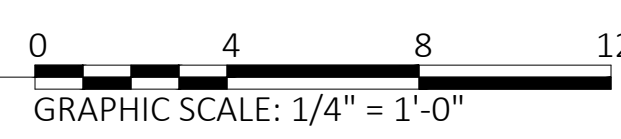
A1.1

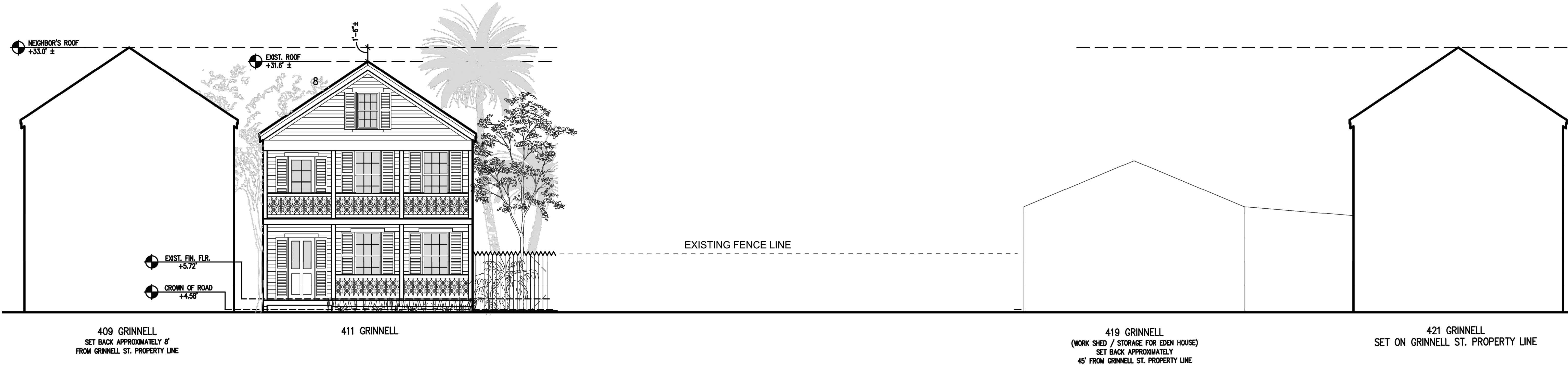


2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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





1 EXISTING STREET ELEVATION
SCALE: +/- 3/16"=1'-0"



2 PROPOSED STREET ELEVATION
SCALE: +/- 3/16"=1'-0"

REVISED: JUNE 14, 2017

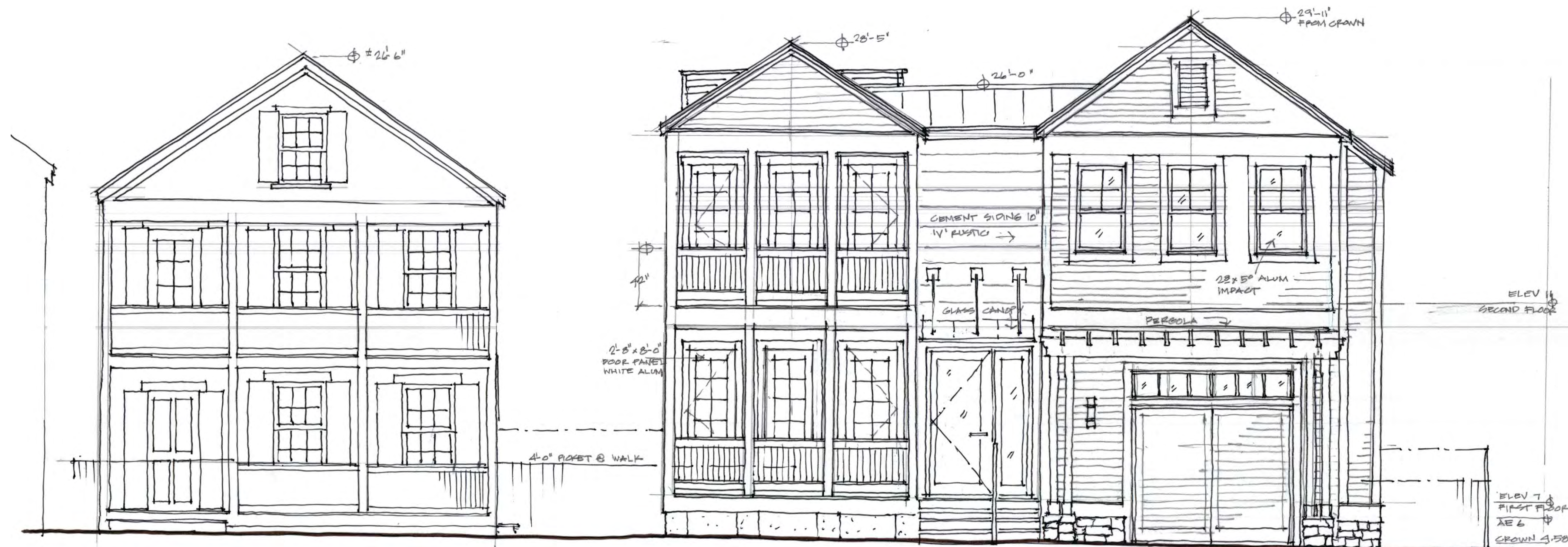
Michael B. Ingram: License # AR0009306
Expiration Date: February 28, 2019

411-415
GRINNELL STREET
KEY WEST

STREET-SCAPE
ELEVATIONS

M.B. INGRAM
MAY 30 , 2017

A3.1



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

REVISED: JUNE 14, 2017

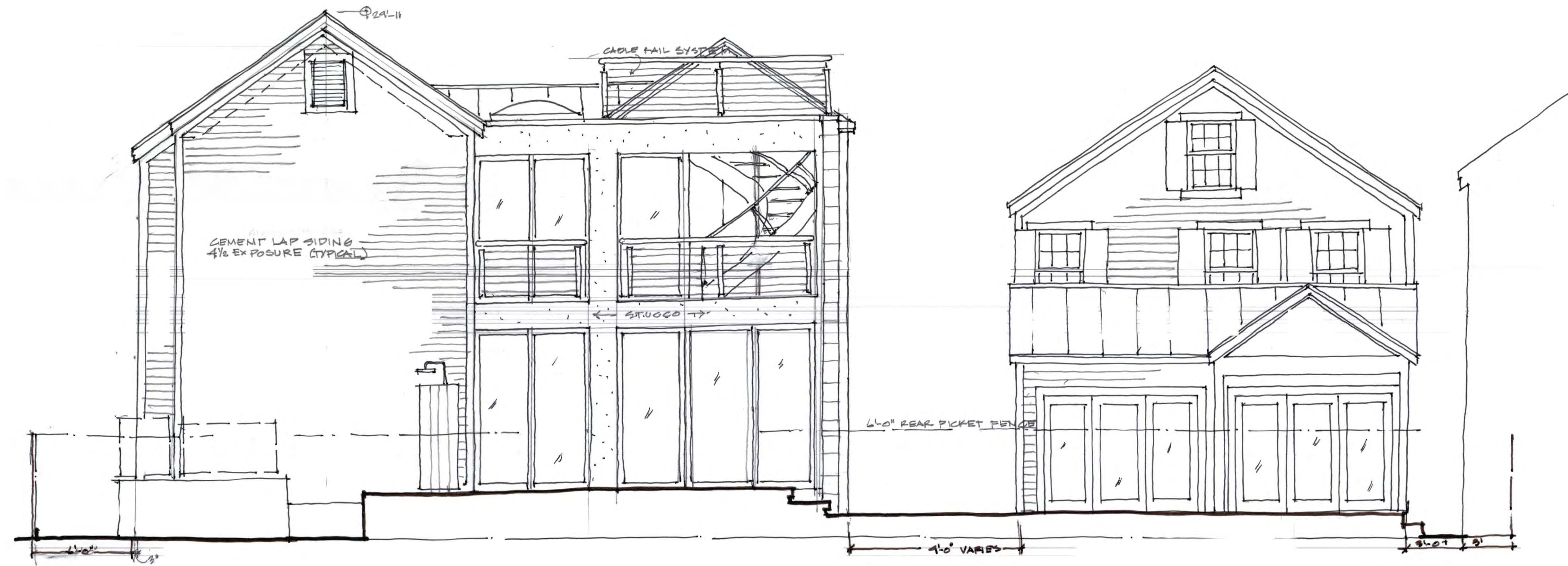
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411-415
GRINNELL STREET
KEY WEST

EXTERIOR
ELEVATIONS

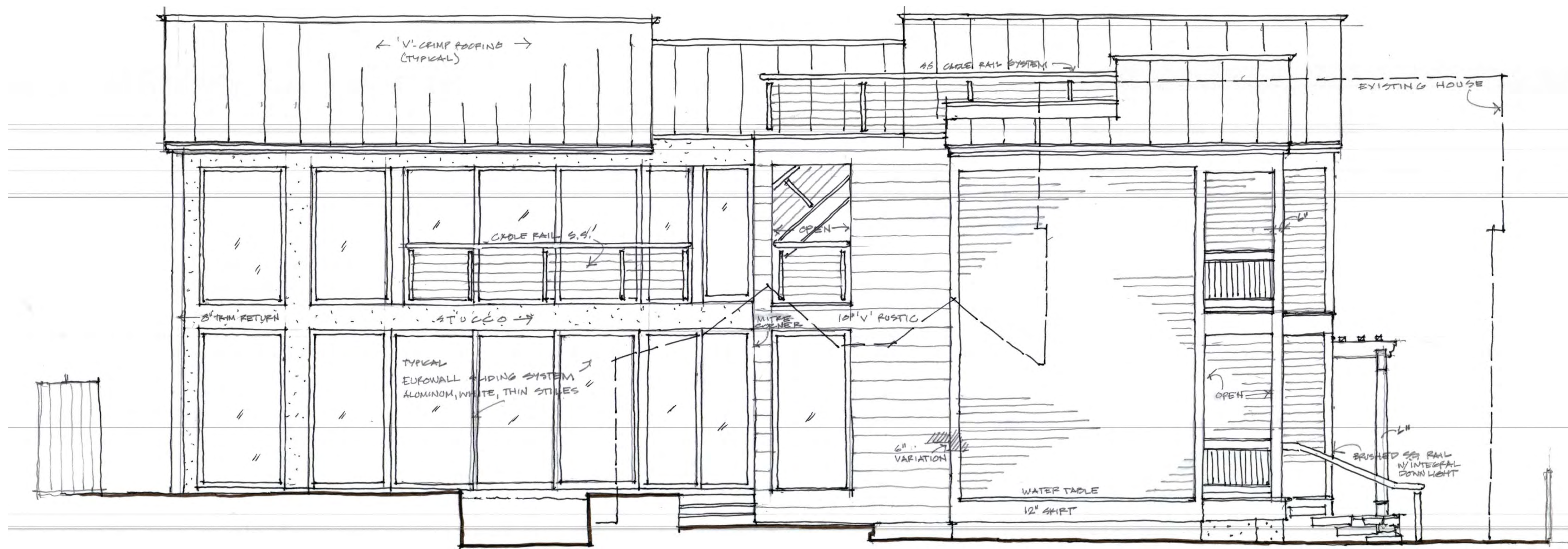
M.B. INGRAM
MAY 30, 2017

A3.2



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

REVISED: JUNE 14, 2017

Michael B. Ingram: License # AR0009306
Expiration Date: February 28, 2019

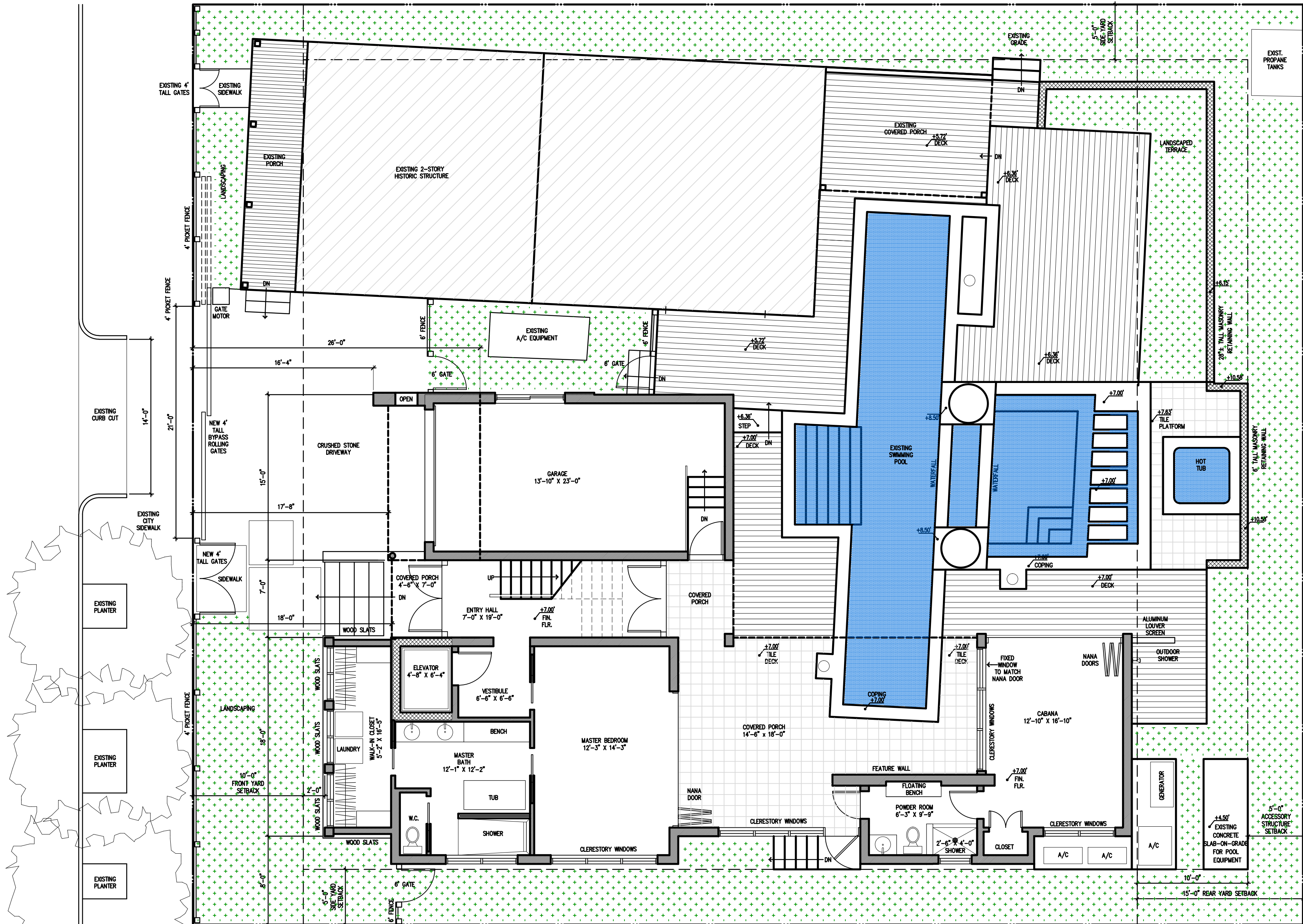
411-415
GRINNELL STREET
KEY WEST

EXTERIOR
ELEVATIONS

M.B. INGRAM
MAY 30, 2017

A3.3

PREVIOUSLY APPROVED DESIGN BASED ON
OLD GUIDELINES FOR NEW CONSTRUCTION



SITE PLAN / FIRST FLOOR PLAN
1/4"=1'-0"



HARC

New Residence
415 GRINNELL STREET
Key West, FL 33040

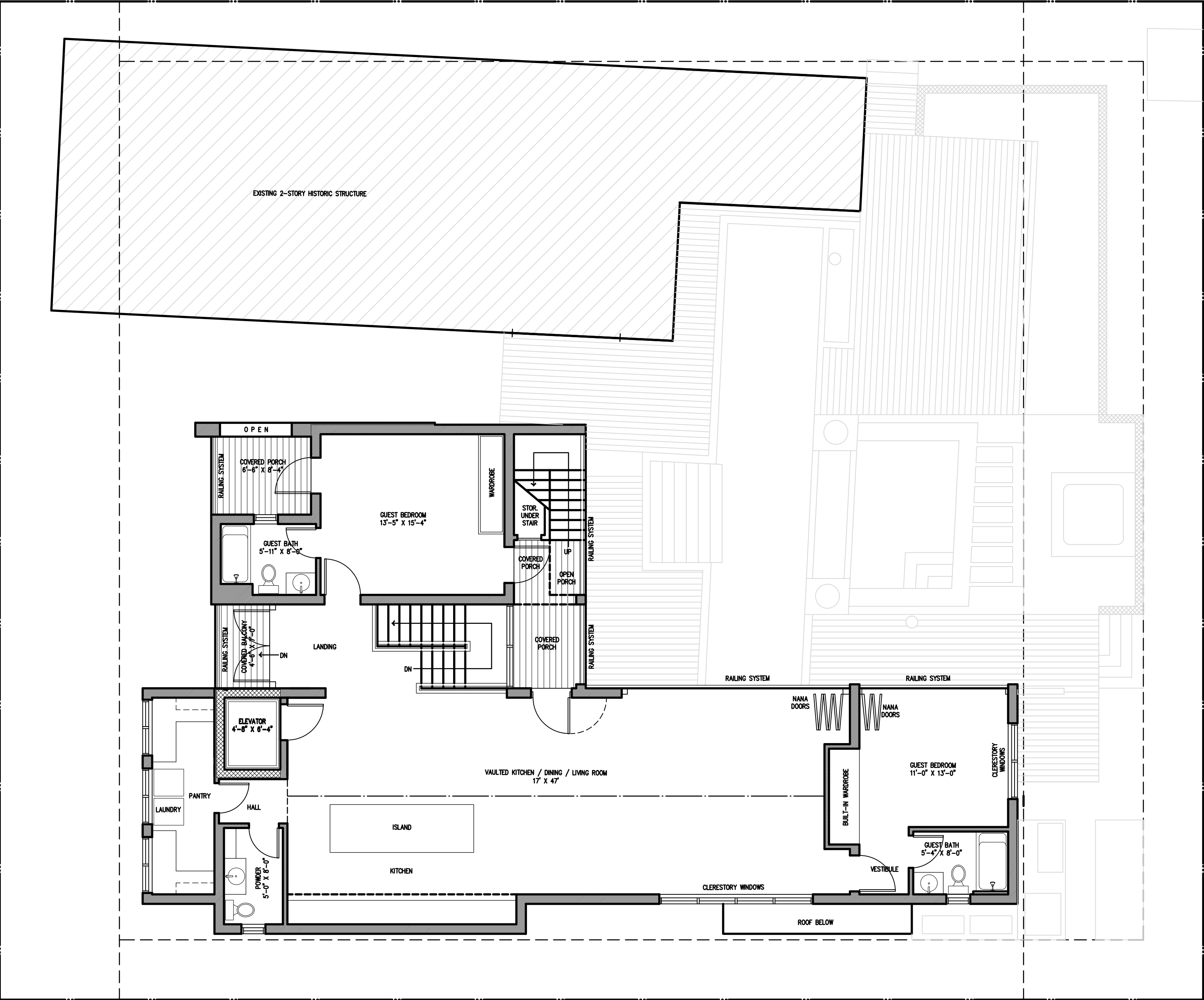
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

m. Stratton
ARCHITECTURE

Date 10.1.15

Project # 1411

A-1



SECOND FLOOR PLAN
1/4"=1'-0"



HARC

New Residence
415 GRINNELL STREET
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

m. Stratton
ARCHITECTURE

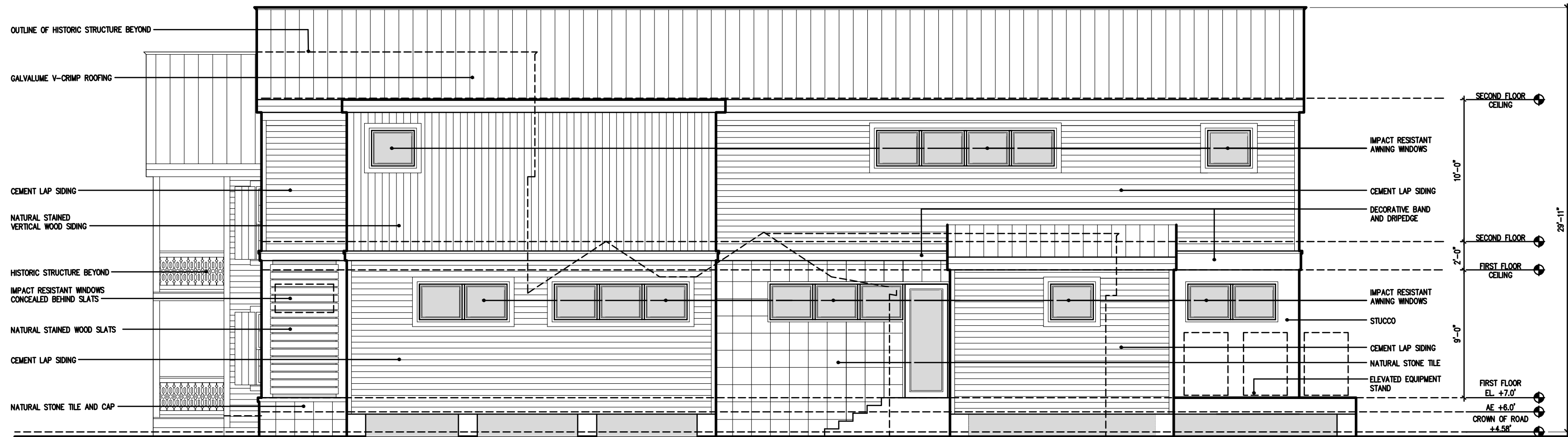
Date 10.1.15

Project # 1411

A-2



FRONT ELEVATION (WEST)
1/4"=1'-0"



SIDE ELEVATION (SOUTH)
1/4"=1'-0"



SIDE ELEVATION (NORTH)
1/4"=1'-0"



REAR ELEVATION (EAST)
1/4"=1'-0"

HARC

New Residence
415 GRINNELL STREET
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

m. Stratton
ARCHITECTURE

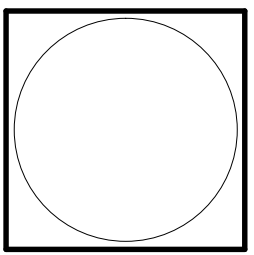
Date 10.1.15

Project # 1411

A-4

HARC

New Residence
415 GRINNELL STREET
Key West, FL 33040



Mr. Stratton
ARCHITECTURE

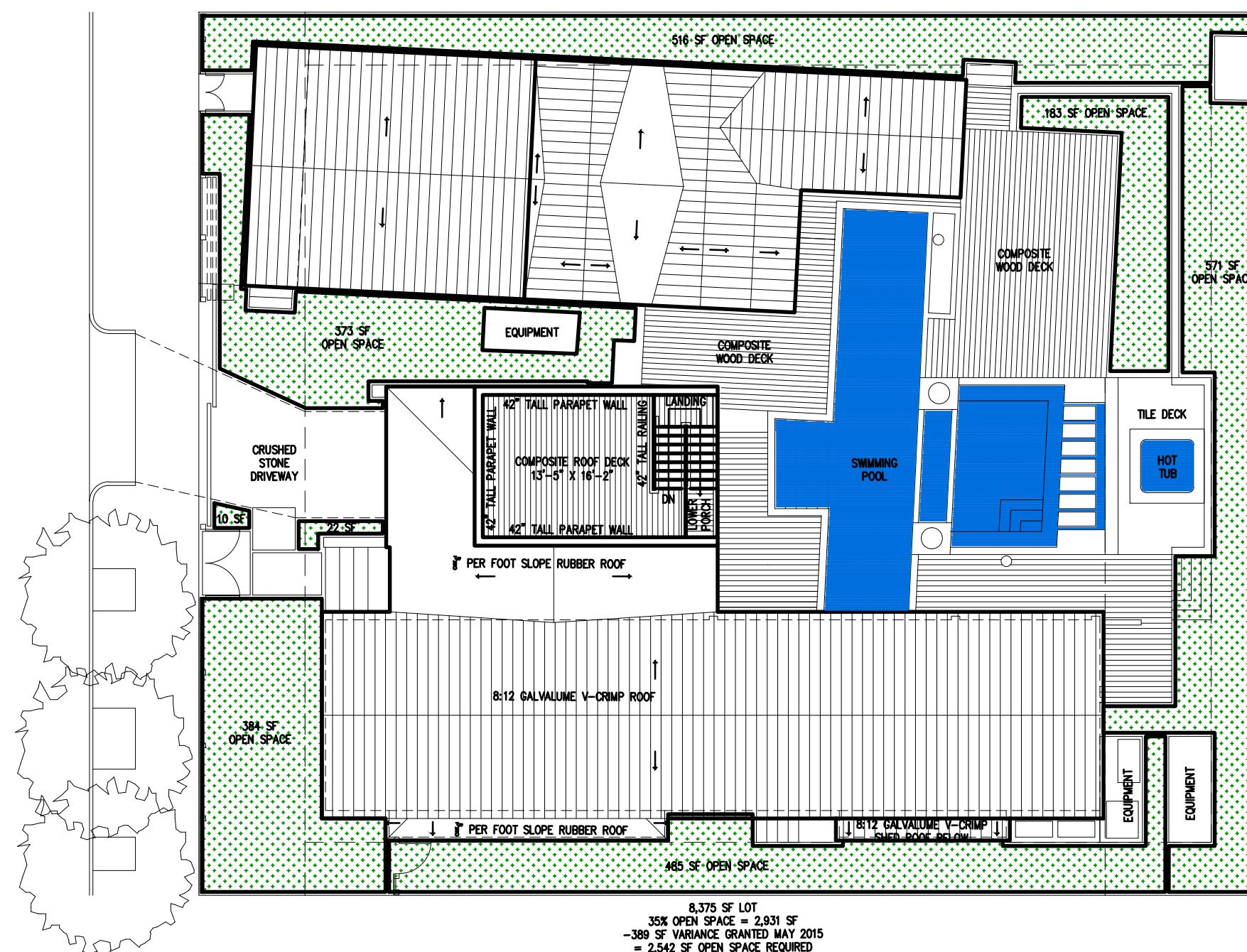
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
mstrattonarchitect@gmail.com

Date **10.1.15**
Project # **1411**

A-5



FRONT STREETSCAPE ELEVATION
3/16"=1'-0"



SITE PLAN / ROOF PLAN
1/8"=1'-0"

SITE DATA:

LOT SIZE 8,375 SF

BUILDING COVERAGE ALLOWED 40% = 3,350 SF

EXISTING RESIDENCE = 1,315 SF

PROPOSED RESIDENCE = 2,021 SF

TOTAL BUILDING COVERAGE = 3,336 SF (39.8%)

IMPERVIOUS SURFACE ALLOWED 60% = 5,025 SF

PROPOSED BUILDING COVERAGE = 3,336 SF

EXISTING POOL = 954 SF

EXISTING AC PAD = 35 SF

EXISTING SIDEWALK = 18 SF

EXISTING POOL EQUIPMENT PAD = 40 SF

PROPOSED FRONT SIDEWALK & STEPS = 111 SF

PROPOSED SIDE STEPS AND LANDING = 24 SF

PROPOSED A/C + GENERATOR PAD = 65 SF

TOTAL IMPERVIOUS SURFACE RATIO = 4,583 SF (54.7%)

m. stratton
ARCHITECTURE

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., June 27, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY RESIDENCE WITH GARAGE ON VACANT LOT. RECONFIGURE FENCES AND GATES.

411-415 GRINNELL STREET

Applicant – Michael Ingram, Architect

Application #17-03-023

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Meeting Notice

Notice of a public meeting to discuss the proposed development of a new building on the property located at 1234 Main Street, Suite 100, City of Miami, Florida. The meeting will be held on Thursday, June 15, 2023, at 7:00 PM, at the City of Miami, Department of Planning and Economic Development, 3301 N.W. 1st Street, 11th Floor, Miami, FL 33127. The meeting is open to the public and anyone interested in the proposed development. For more information, please contact the City of Miami, Department of Planning and Economic Development, at (305) 375-2000.