



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: October 28, 2020

Applicant: William Shepler

Address: #805 Olivia Street

Description of Work:

New accessory structure.

Site Facts:

The site under review is located on Olivia Street, just NE of its intersection with Windsor Lane. The lot has been vacant since a non-contributing structure was demolished in 2005. Plans for a two-and-a-half story frame residential structure at 805 Olivia Street were previously approved by the Historic Architectural Review Commission in July of 2015. The previously approved design is to have storage on the first floor and a residential unit on the second floor. The applicant is now proposing an accessory structure at the rear of the previously approved two-and-a-half story residential structure.

Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes a small accessory structure at the rear of the property at 805 Olivia Street. The accessory structure will be less than 100 square feet and will contain a toilet, shower and lavatory. The proposed accessory structure will be of frame construction with cementitious siding and v-crimp roofing material. One aluminum impact window and one fiberglass door are proposed for the structure. The height of the accessory structure will be 11 feet 5 inches.

Consistency with Cited Guidelines:

Staff finds the proposed accessory structure to be consistent with the cited guidelines for new construction, as well as the cited guidelines for outbuildings.

The accessory structure will be compatible with the size, scale, color, texture, material and character of the district and will not overshadow any adjacent historic properties. Staff finds that the scale, form and massing proposed is similar to accessory structures in the area. Roof forms, height, scale and proportion are also similar to other accessory structures in the area. Proposed materials will echo those used on structures of the same typology and will be harmonious to the primary structure on site.

The design of the accessory structure will be compatible with the principal structure on the property in terms of materials, design, height, scale and massing. The accessory structure will not exceed the height of the principal structure on site. Staff finds that the design of the accessory structure complies with the criteria for new construction in the historic district.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2020-0029	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	805 OLIVIA ST., KEY WEST	
NAME ON DEED:	BRUCE MINOROFF	PHONE NUMBER
OWNER'S MAILING ADDRESS:	803 OLIVIA ST. KEY WEST, FL 33040	EMAIL BMINOROFF@AOL.COM
APPLICANT NAME:	WILLIAM SHEPLER	PHONE NUMBER 305-890-6191
APPLICANT'S ADDRESS:	201 FRONT STREET #203 KEY WEST, FL	EMAIL WILL@WSHEPLER.COM
APPLICANT'S SIGNATURE:	 DATE 8/31/20	

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	PROPOSED 88 S.F. ACCESSORY STRUCTURE - SEE BELOW FOR DESCRIPTION.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

RECEIVED
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BY: MP
PAID \$400
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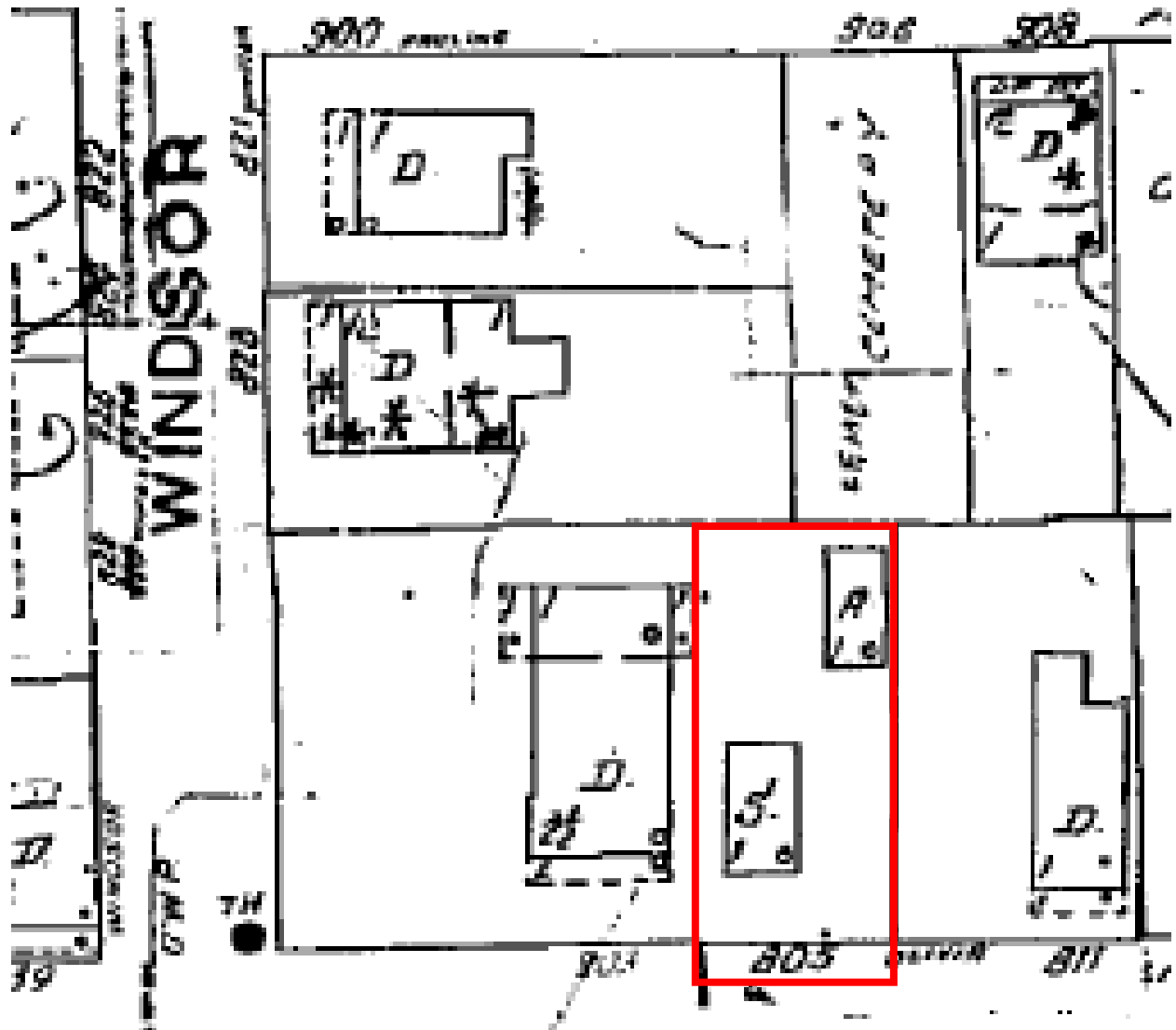
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): CONSTRUCTION OF ONE 88 S.F. ACCESSORY STRUCTURE TO INCLUDE TOILET, SHOWER & LAV. WOOD FRAME CONSTRUCTION, F.G. DOOR & ONE IMPACT WINDOW	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1962 Sanborn with the property at 805 Olivia Street indicated in red. The lot has been vacant since 2005.

PROJECT PHOTOS



1965 photo of the structure that stood at 805 Olivia Street. This structure was listed as non-contributing and was demolished in 2005.



Street view of 805 Olivia showing construction of the 2.5-story structure that was previously approved. 803 Olivia Street to the left.



Second street view of 805 Olivia showing construction of the 2.5-story structure that was previously approved. 803 Olivia Street to the left, 811 Olivia Street to the right.



Third street view of 805 Olivia showing construction of the 2.5-story structure that was previously approved. 811 Olivia Street to the right.



Rear view of 805 Olivia Street showing construction of the 2.5-story structure that was previously approved. 811 Olivia Street to the left, 803 Olivia Street to the right.



Overhead view of the rear yard of 805 Olivia Street. New accessory structure will be to the left of the pool.



Second overhead view of the rear yard of 805 Olivia Street. New accessory structure will be to the left of the pool.

SURVEY

Boundary Survey Map Part of Tract 5 Island of Key West, Florida

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (Fence Post) | (M/R) Measured & Record |
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (2863) | R\W Right of Way |
| ▲ Found Nail & Disc (Norby) | CLF Chain Link Fence |
| △ Set Nail & Disc (6298) | ⊕ Centerline |
| (M) Measured | ⊗ Wood Utility Pole |
| (R) Record | ⊠ Concrete Utility Pole |

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 803-805 Olivia 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: December 21, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:
COMMENCING at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

BOUNDARY SURVEY FOR: Bruce Mineroff & Sharon Mineroff;
 Centennial Bank;
 The Closing Department;
 Westcor Land Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298

THIS SURVEY
 IS NOT
 ASSIGNABLE

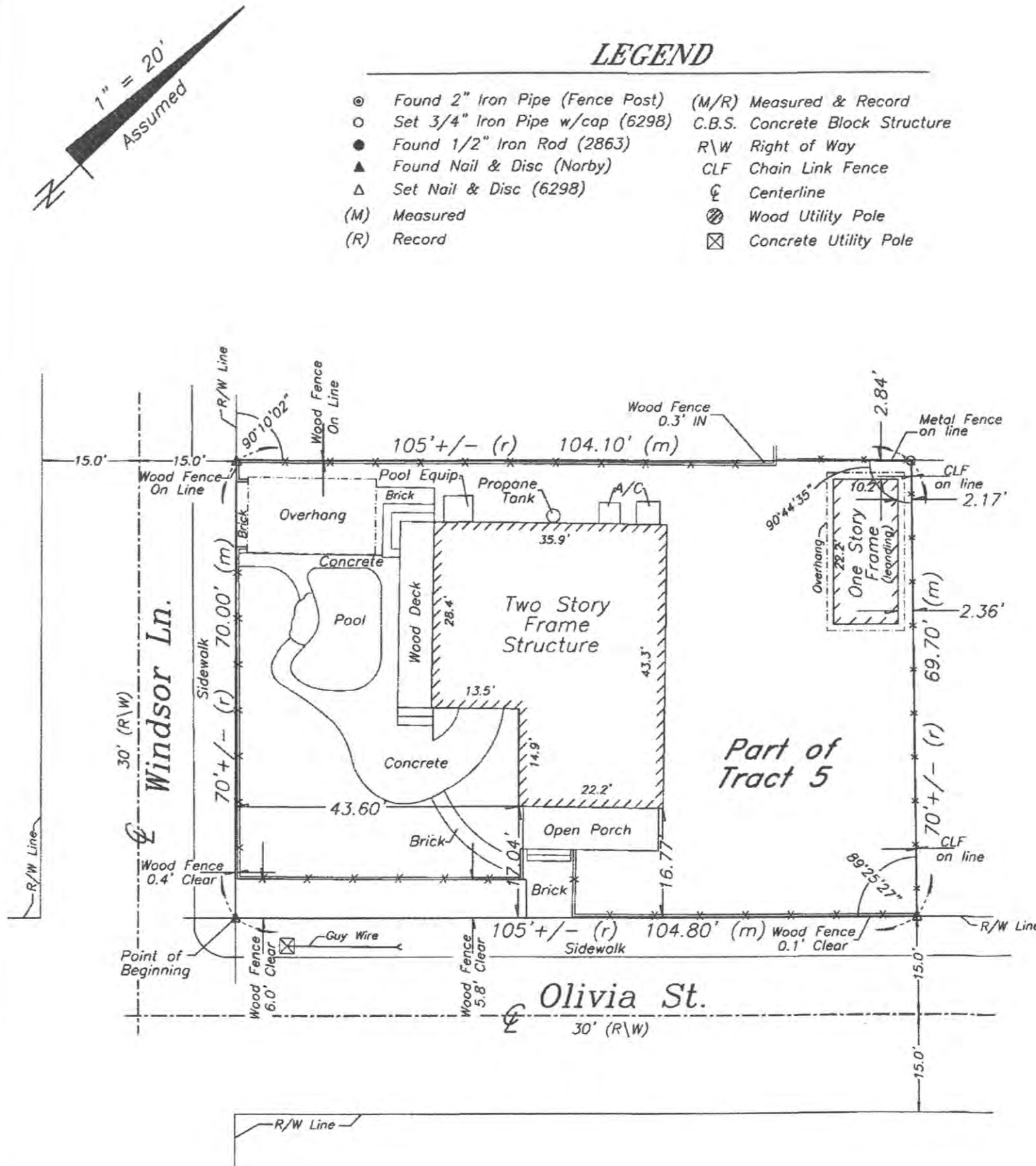
December 22, 2010

J. LYNN O'FLYNN, Inc.

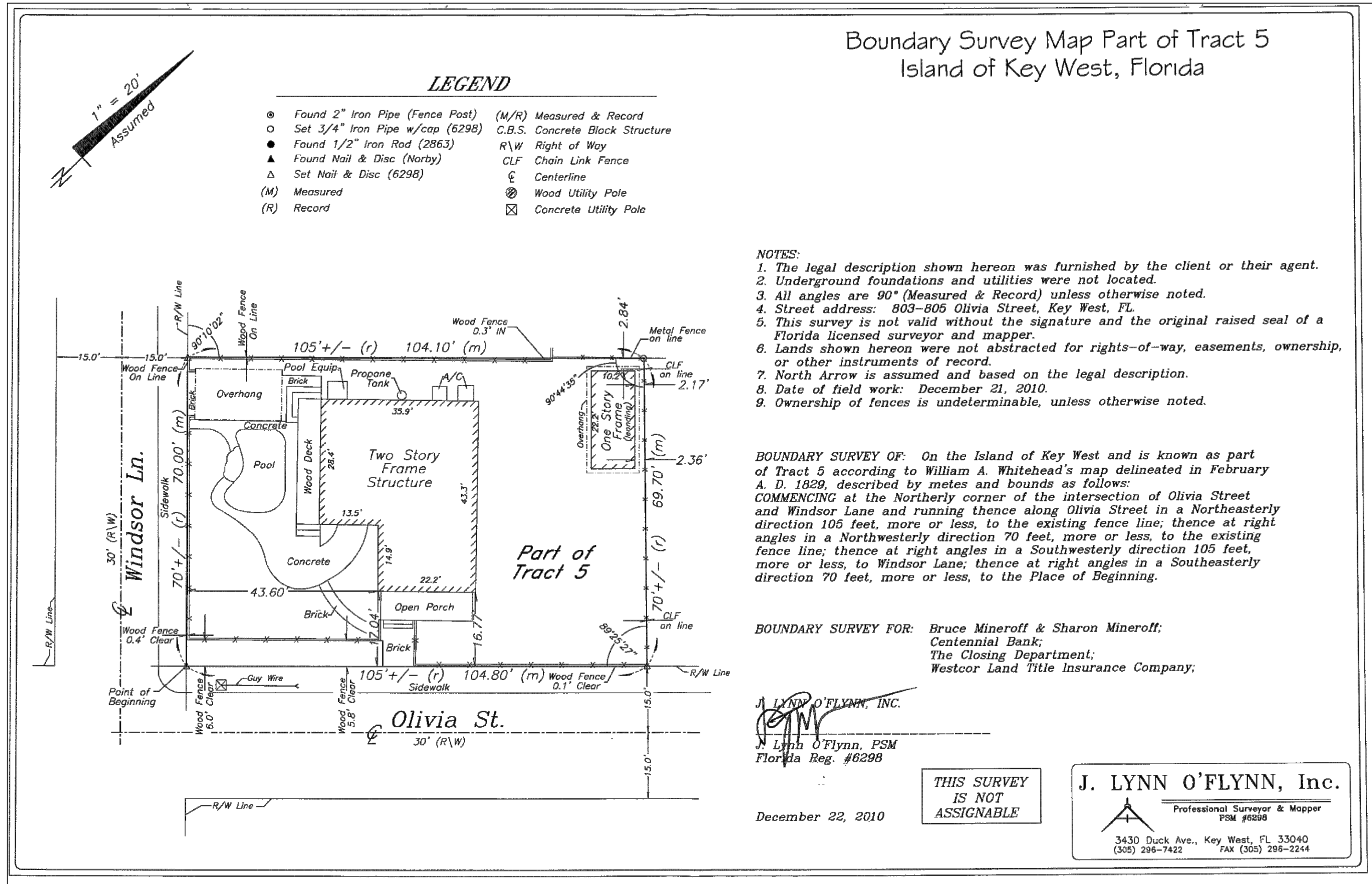


Professional Surveyor & Mapper
 PSM #6298

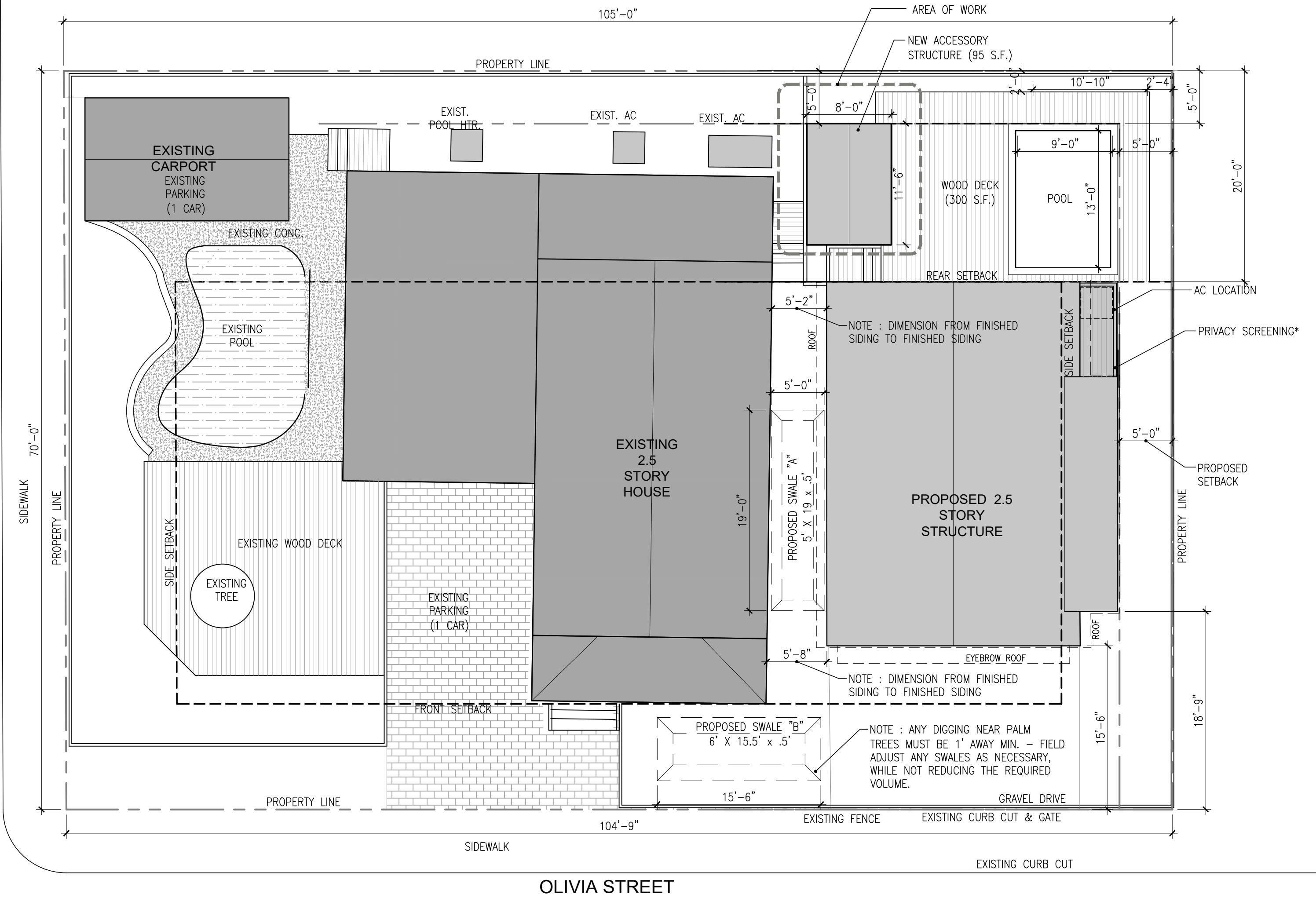
3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244



PROPOSED DESIGN



WINDSOR LANE



NOTES:

- GENERAL CONDITIONS:**
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
 - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
 - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2017, NEC 2008, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
 - CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT.
 - CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
 - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
 - TYPICAL DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).
 - ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
 - FOR QUESTIONABLE ITEMS INCLUDING, BUT NOT LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
 - CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
 - GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.

- BUILDING CONDITIONS:**
- ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.
 - REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHED TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).
 - REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
 - WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.
 - THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT INCLUDING AREAS OUTSIDE OF THE EXTENTS OF WORK.
 - UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

- HEALTH, SAFETY, AND WELFARE:**
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
 - THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
 - THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
 - DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
 - ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

ELECTRICAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.
- APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
- INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWINGS.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- WIRE SIZE SHALL BE #12 THIN/THIN UNLESS OTHERWISE NOTED ON PLANS; CONDUCTORS #6 AND LARGER SHALL BE THW.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-95 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
- ALL MATERIALS SHALL BE U.L. APPROVED.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- CONTRACTOR SHALL SEAL ALL FLOOR OPENINGS WITH A FIRE SEAL SIMILAR TO "OZ" FLAMESEAL.
- ALL NON-POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNOUT WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- RISER ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
- THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT OTHERWISE INDICATED.
- ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

PLUMBING:

- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL PLUMBING CODE AND IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.
- CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING MAIN, WATER, SEWER FOR CONNECTION OF NEW SERVICES, PRIOR TO INSTALLATION OF ANY PIPING.
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBER SIZED AS PER P.D.I. STANDARDS.
- PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, ALL BRANCHES, GROUPS OF FIXTURES AND TO EACH PIECE OF EQUIPMENT.
- FOR WATER AND SEWER SIZING, SEE RISER DIAGRAMS AND FLOOR PLANS.
- A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
- MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER TRAILS SHALL BE 1/8" PER LINEAL FOOT.
- COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
- ALL WATER PIPING SHALL BE COPPER TYPE M. PVC SUBSTITUTIONS TO BE APPROVED BY ENGINEER.
- SANITARY DRAINAGE PIPING, WITHIN THE BUILDING, AND BELOW THE GROUND, SHALL BE SCHEDULE 40 PVC PIPE.
- WORK SHALL INCLUDE SAW CUTTING OF THE FLOOR SLAB, (IF REQUIRED) EXCAVATION, BACKFILLING, AND REPOURING OF CONCRETE TO MATCH EXISTING FLOOR.
- ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
- WATER HEATER DRAIN PAN SHALL HAVE MINIMUM 3" HIGH SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 3/4" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P & T RELIEF AND HEATER DRAIN PAN PIPING SHALL BE TYPE M COPPER.
- UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
- ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.
- ALL HOT AND COLD WATER PIPING AS SHOWN ON PLAN RUNS ABOVE CEILING UNLESS NOTED OTHERWISE.
- ALL VENTS THROUGH ROOF SHALL MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE FROM ANY MECHANICAL AIR INTAKE.
- VERIFY ALL DIMENSIONS AND CLEARANCES WITH THE STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
- CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PRINTS FOR INDICATING ALL CHANGES IN LAYOUT. THE PRINTS SHALL BE RETURNED TO THE ARCHITECT AFTER COMPLETION OF THE JOB.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED FOR INSTALLATION IN THE SPACE ALLOCATED OR FOR COORDINATION WITH OTHER TRADES. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE IN APPROVED MANNER.
- UTILITIES COMPANIES SHALL BE CONTACTED TO LOCATE AND/OR RELOCATE THEIR FACILITIES BEFORE WORK IS STARTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK ON ACCOUNT OF NEW CONSTRUCTION AND THE CONTRACTOR SHALL RESTORE WORK DISTURBED TO ORIGINAL CONDITION AT NO COST TO THE OWNER.

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	No Change	Yes
BUILDING COVERAGE	40%	2,708 S.F. (36.8%)	2,802 s.f. (38%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,893 s.f. (53%)	3,981 s.f. (54.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	N/A	N/A
SIDE SETBACK (East)	Min. 5'	N/A	N/A	N/A
STREET SIDE SETBACK (West)	Min. 5'	N/A	N/A	N/A
REAR SETBACK	Min. 20'	20'	No Change*	Yes

Accessory structure will be 5' from rear property line

DRAINAGE CALCS

REQUIRED INFORMATION:	
TOTAL LOT AREA =	7,350 S.F.
INCREASED IMPERVIOUS AREA= ROOF + Pool	865S.F.
% IMPERVIOUS = 865/ 7,350 =	.118%
SWALE VOLUME REQUIRED: FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME 7350 * 0.104 * .118= 90 C.F.	
SWALE PROVIDED:	
SWALE A = (5' X 19 X 0.5')=	47C.F.
SWALE B = (6' X 13 X 0.5')=	46 C.F.
TOTAL=	93 C.F.

SCOPE OF WORK

THIS IS A PROPOSED 88 S.F. ACCESSORY STRUCTURE WITH A SHOWER, TOILET AND LAV.

DRAWING INDEX

- A-1.1 SITE PLAN /NOTES
- A-2.1 FLOOR PLAN / ELEVATIONS

CODE INFORMATION

THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:

- CODE OF ORDINANCES – CITY OF KEY WEST, FL
- FLORIDA BUILDING CODE 2017:
- 2.1. RESIDENTIAL BUILDING CODE 2017 EXISTING BUILDING CODE 2017

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsahepler.com

Seal:

Consultants:

Submissions / Revisions:
HARC SUBMISSION: 2020.08.31

805 OLIVIA STREET
KEY WEST , FL
ACCESSORY STRUCTURE

Drawing Size
24x36

Project #:
13022

Title:

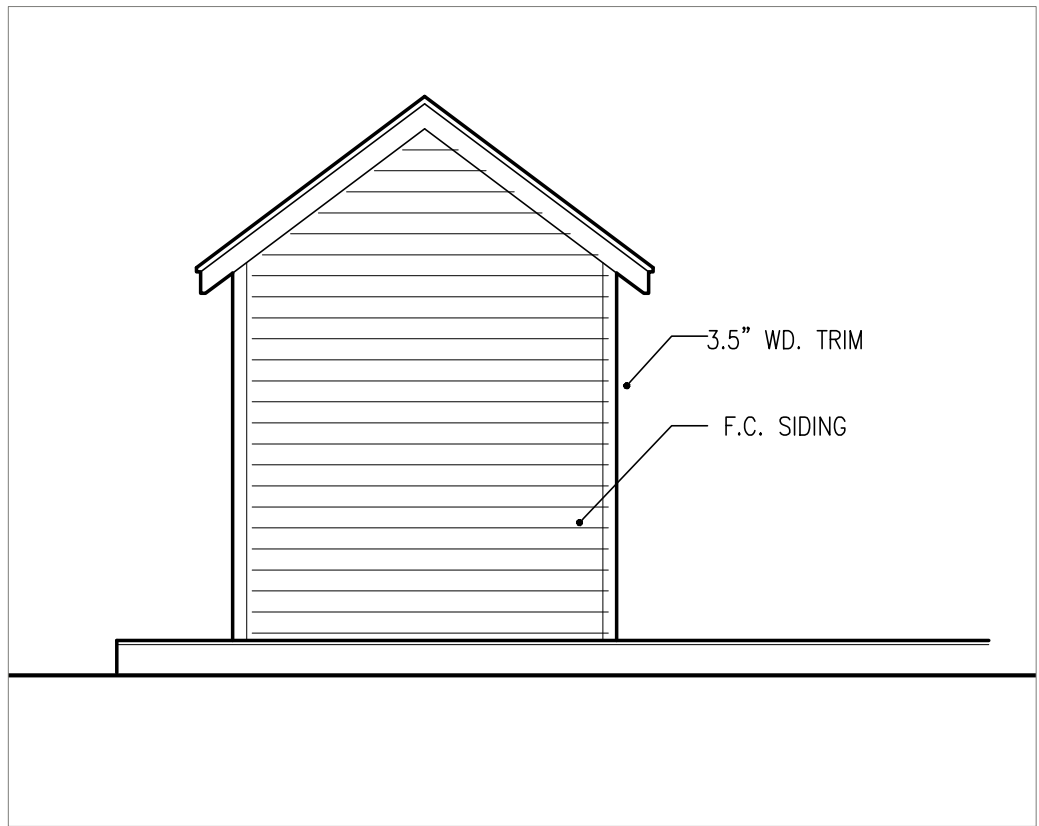
SITE PLANS /
CALCS /
SURVEY

Sheet Number:

A-1.1

Date: - AUGUST 31, 2020

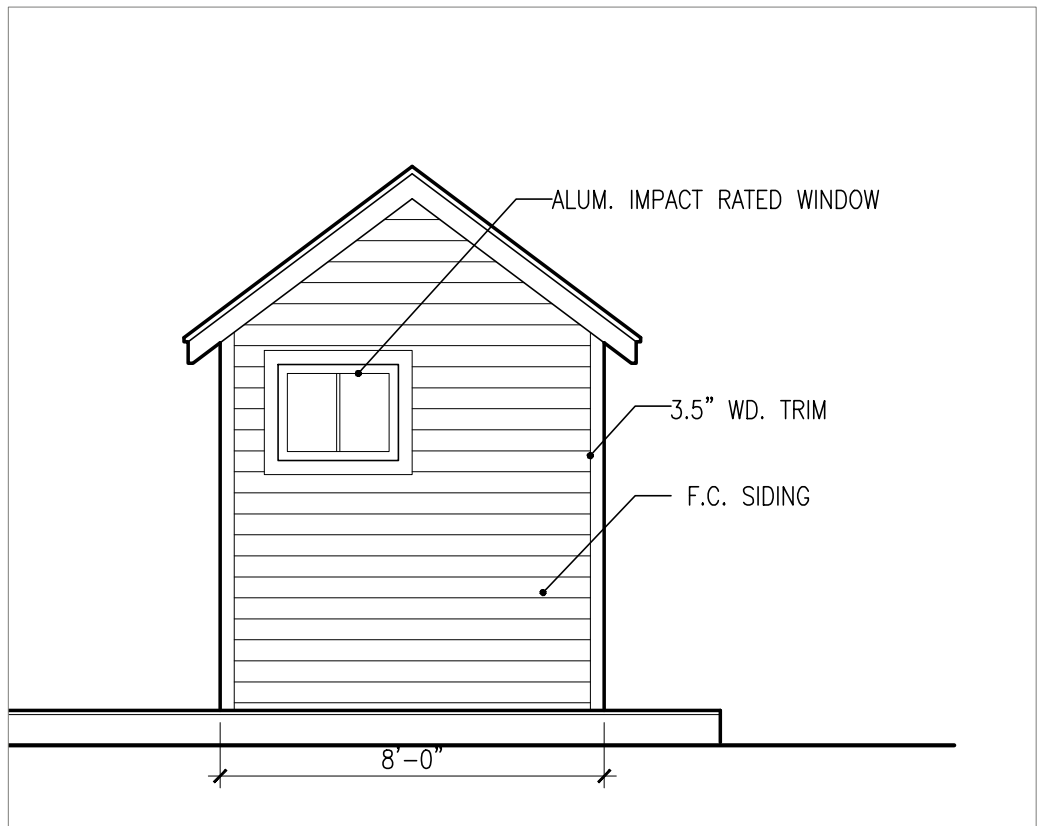
© 2020 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC



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



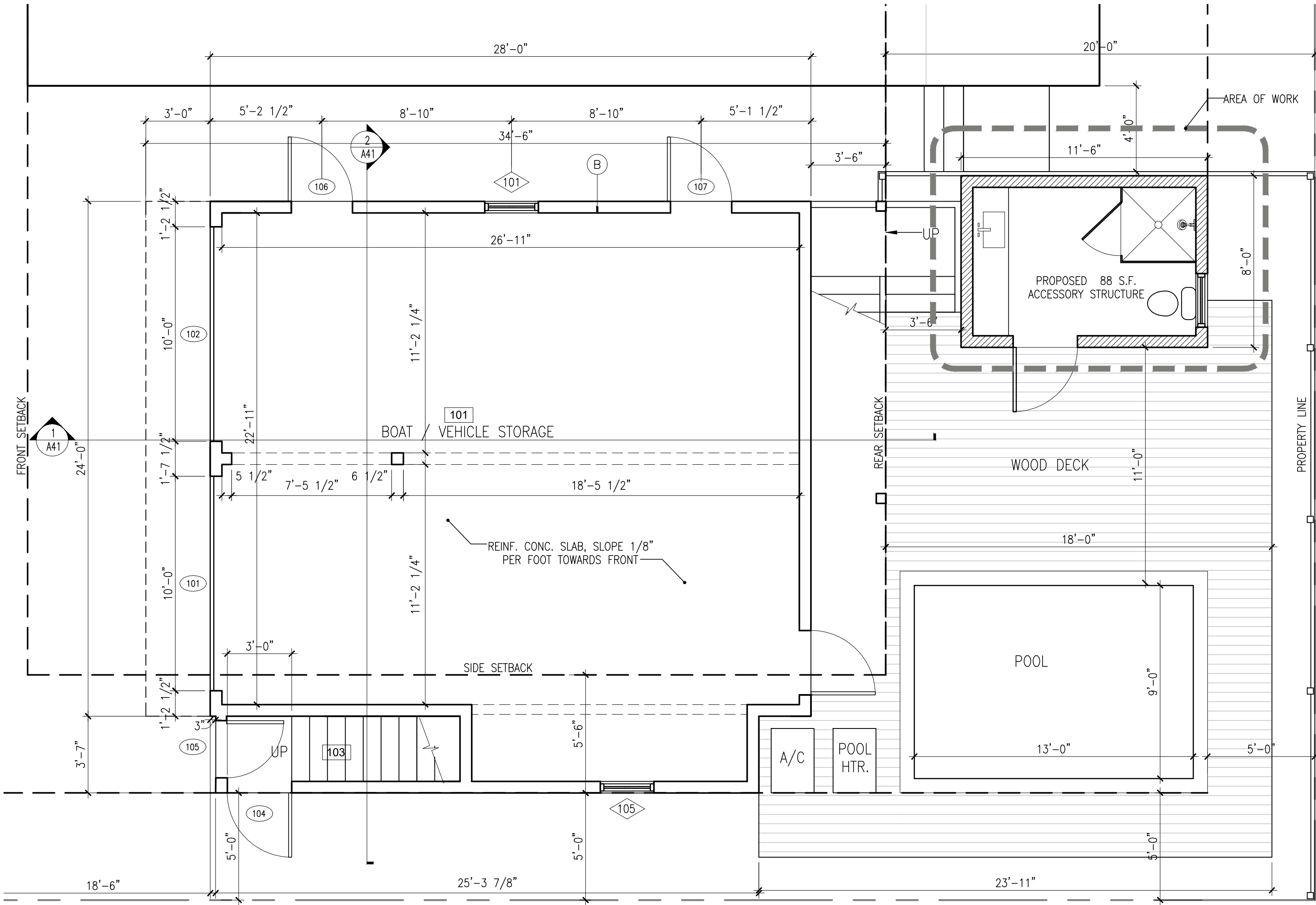
4 WEST
SCALE: 1/4"=1'-0"



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



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., October 28, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#805 OLIVIA STREET

Applicant – William Shepler Application #H2020-0029

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.

PROPERTY APPRAISER INFORMATION

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00019930-000000
 Account# 1020621
 Property ID 1020621
 Millage Group 10KW
 Location 805 OLIVIA ST, KEY WEST
 Address
 Legal KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65
 Description OR2023-645/461/C OR2498-2029/31
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

MINEROFF BRUCE S
 20 Molly Pitcher Dr
 Manalapan NJ 07726

MINEROFF SHARON
 20 Molly Pitcher Dr
 Manalapan NJ 07726

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$374,146	\$383,272	\$387,835	\$396,960
+ Market Misc Value	\$29,696	\$30,560	\$31,492	\$32,426
+ Market Land Value	\$641,141	\$605,273	\$555,954	\$555,954
= Just Market Value	\$1,044,983	\$1,019,105	\$975,281	\$985,340
= Total Assessed Value	\$1,044,983	\$1,019,105	\$975,281	\$985,340
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,044,983	\$1,019,105	\$975,281	\$985,340

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,350.00	Square Foot	105	70

Buildings

Building ID 1511
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3415
 Finished Sq Ft 2272
 Stories 3 Floor
 Condition GOOD
 Perimeter 288
 Functional Obs 0
 Economic Obs 0
 Depreciation % 22
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2004
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 2
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	522	522	0
OPX	EXC OPEN PORCH	461	0	0
FAT	FINISHED ATTIC	682	0	0
FLA	FLOOR LIV AREA	1,750	1,750	0
TOTAL		3,415	2,272	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2001	2002	1	480 SF	2
WATER FEATURE	2005	2006	1	1 UT	1
BRICK PATIO	2005	2006	1	48 SF	4
BRICK PATIO	2005	2006	1	54 SF	4
RES POOL GNIT	2005	2007	1	201 SF	5
UTILITY BLDG	1940	1941	1	297 SF	3
CONC PATIO	2005	2006	1	738 SF	2
FENCES	2012	2013	1	408 SF	2
CONC PATIO	2012	2013	1	264 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/29/2010	\$760,000	Warranty Deed		2498	2029	Q2 - Qualified	Improved
6/30/2004	\$1,150,000	Warranty Deed		2023	0645	Q2 - Qualified	Improved
6/14/1999	\$390,000	Warranty Deed		1581	1964	Q2 - Qualified	Improved
8/10/1998	\$325,000	Warranty Deed		1531	2082	Q2 - Qualified	Improved
11/1/1978	\$85,000	Conversion Code		775	787	Q2 - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2529	8/27/2020		\$0	Residential	Construct NEW Building as described in plans by William Shepler, Architect. Wood Frame Building consists of approx. 672 SF ground level storage, 728 SF Second floor living area, 816 SF loft living/storage area, 300 SF ground level decking, 117 SF elevated balcony, 1 exterior staircase, 2 interior staircases, 20 impact windows, 11.5 LF Kitchen cabinets, 3 Full bathrooms, 1 half bathroom, Hardi board siding, Exterior Paint, Moore Moore Glo White ***** NOC Required & I HARC Inspection **** (FH) **No impacts authorized to occur to any trees or palms including their roots and canopy branches. *KKD** **Approved for the two story structure only, all other structures will need to be approved on different building permits (deck, pool, mechanical equipment) ***DAS** **No parking on gravel area in front of 805 olivia home***DAS**
19-2530	8/27/2020		\$0	Residential	Rough INN - 3 1/2 Bathrooms, 4 Toilets, 4 Lavatories, 3 Showers, 1-KLS, 1 Heater, 1 Washer box, Run 40ft Sewer
19-2532	8/27/2020		\$22,050	Residential	Wiring of new house per plans see sheet F1 consisting of the following: 200 amp service, 4 ceiling fans, 16 recess lights, 6 ceiling lights, 50 outlets and central A/C circuits
20-1712	8/27/2020		\$37,000	Residential	New 9' x 13' Shotcrete Swimming Pool 3' to 5' Depth with new equipment
2018-00300016	8/27/2020		\$0	Residential	New addition as per drawings. Attached to main house by small 6' wide connector at rear (50' +/- from front property line), 27' 3" high x 24' wide, PC siding, V-Crimp Galvalume Roofing, February 27, 2018 11:01:30 AM keywxc.
12-0338	8/28/2012	3/15/2012	\$12,980	Residential	REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE
11-4526	12/14/2011	3/15/2012	\$9,500		SCRAPE AND PAINT 2 STORY HOUSE, INSTALL NEW FRONT DOOR, REPLACE 20 PCS OF SIDING,
11-3961	10/27/2011	3/15/2012	\$6,500		INSTALL 2 BATHROOMS, 2 LAVS, 2 TOILETS
11-3658	10/25/2011	3/15/2012	\$4,600		NEW CURB CUT CONCRETE DRIVEWAY 11X24
11-1415	8/30/2011	3/15/2012	\$25,000		ADD START TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL A/C ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION
11-2752	8/16/2011	3/15/2012	\$29,000		ENCLOSED EXISTING DECK AREA 175sf PROOF WINDOWS BATH
11-2910	8/16/2011	3/15/2012	\$10,300		TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE, DOORS, PARTITIONS
11-4110	1/9/2011	3/15/2012	\$1,950		R&R EXISTING DUCT WORK
05-4464	1/4/2006	12/31/2006	\$2,200	Residential	RED TAG - INSTALL BRICK PAVERS
05-5354	12/6/2005	12/31/2006	\$2,000	Residential	BUILD PICKET FENCE ALONG FRONT
05-3886	9/23/2005	11/16/2005	\$2,000	Residential	DEMO EXISTING SINGLE STORY STRUCTURE
05-3643	9/16/2005	11/16/2005	\$1,800	Residential	INSTALL 4 SQUARES V-CRIMP ROOFING
05-3647	8/25/2005	11/16/2005	\$9,000	Residential	INSTALL TWO A/C SYSTEMS
05-2270	6/8/2005	11/16/2005	\$1,000	Residential	HOOK UP SWIMMING POOL PUMP
05-1053	4/5/2005	11/16/2005	\$26,000	Residential	DEMO EXISTING POOL FOR NEW LOCATION
05-0922	3/23/2005	11/16/2005	\$10,000	Residential	REPLACE 12 SQS OF V-CRIMP ROOFING
05-0624	3/5/2005	11/16/2005	\$144,500	Residential	CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
05-0061	1/31/2005	11/16/2005	\$135,500	Residential	REMODEL INTERIOR EXISTING BUILDING
04-2545	7/30/2004	11/16/2005	\$28,000	Residential	GNT POOL, ELEC, DECK
01/3605	5/3/2002	11/16/2002	\$5,000	Residential	PAINT EXTERIOR
00-966	4/25/2000	10/22/2001	\$3,000	Residential	FENCE AND PORCH REPAIRS
00-214	2/7/2000	10/22/2001	\$1,200	Residential	fence
9903599	10/29/1999	11/22/2000	\$550		INTERIOR STORM DAMAGE
9902483	7/19/1999	11/22/2000	\$700		REPAIRS TO DRYWALL

View Tax Info

[View Taxes for this Parcel](#)

[illegible]

1020621 803-605 OLIVIA ST 4010245

Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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