



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: November 23, 2021

Applicant: A2O Architecture

Address: #1012 Howe Street

Description of Work:

New one-story accessory structure.

Site Facts:

The site under review is located on the western corner of Howe and Julia Street. The site contains a one-story main house, a small one-story accessory structure, and a carport. The main house is listed on our survey as non-contributing and was likely built ca. 1961. Only the main house appears on the 1962 Sanborn map. Staff considers the existing one-story accessory structure and existing carport to be non-historic structures.

In September 2021, the applicant received variances to the maximum building coverage, maximum impervious surface, and minimum open space ratio from the Planning Board for the project in this application.

Guidelines Cited on Review:

- Guidelines for New Construction (pages 38a-37q), specifically guidelines 1, 6, 7, 11, 12, 13, 14, 18, 22, 23, 24 and 25.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4 and 9.
- Guidelines for Parking Areas, Landscaping and Open Space Environment (page 43), specifically guidelines 3 and 8.

Staff Analysis:

The Certificate of Appropriateness under review proposes construction of a new one-story accessory structure at 1012 Howe Street. An existing one-story accessory structure and a carport would need to be demolished to allow for the construction of the new structure.

The new accessory structure would be approximately 508 square feet and would sit approximately 18 feet back from the front property line. The siding would be cementitious lap siding and the roofing would be v-crimp. Windows are proposed to be impact aluminum units.

The applicant is also proposing site improvements such as the replacement of the existing concrete driveway with concrete parking strips, removal of decking, and reconfiguration of fencing and walkways.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines.

The new accessory structure that is proposed is compatible with the size, scale, color, texture, material and character of the district and will not overshadow any surrounding historic structures. The new structure will be set back approximately 18 feet from the front property line, which is further set back than the existing carport on the property, as is no further forward than the front façade of the adjacent building on Howe Street. The new structure has fenestration proposed on the front façade and is oriented parallel to the lot lines. Though there are not many accessory structures in the immediate area to compare to, the proposed scale, height, massing, proportions, materials, roof form and fenestration are appropriate for a new structure in relation to the existing main house and the surrounding context.

The proposed parking strips are encouraged by guideline 3 under Parking Areas, Landscaping and Open Space Environment. No proposed site improvements would negatively affect the relationship of the property to its environment.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0053	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

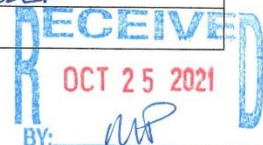
ADDRESS OF PROPOSED PROJECT:	1012 HOWE ST., KEY WEST, FL 33040		
NAME ON DEED:	MARVA SWEETING	PHONE NUMBER	404.721.9328
OWNER'S MAILING ADDRESS:	1012 HOWE ST.,	EMAIL	OGG@GIZUM.COM
	KEY WEST, FL 33040		
APPLICANT NAME:	AZO ARCHITECTURE, LLC.	PHONE NUMBER	305.741.7676
APPLICANT'S ADDRESS:	3700 N. ROOSEVELT BLVD. #202,	EMAIL	AZOARCHITECTURE.COM
	KEY WEST, FL 33040		
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE	10.25.2021

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:	CONSTRUCTION OF NEW, DETACHED ACCESSORY STRUCTURE.
	RECEIVED PLANNING COMMISSION BOARD APPROVAL
	[PROJECT # VAR 2021-0028].
MAIN BUILDING:	NO WORK PROPOSED @ MAIN STRUCTURE; ONLY
	REMOVAL OF EXISTING ATTACHED CARPORT STRUCTURE.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	PROJECT PROPOSES TO
	REMOVE EXISTING, NON-HISTORIC CARPORT ADDITION, AND
	EXISTING ACCESSORY STRUCTURE, TO ALLOW FOR PROPOSED
	ACCESSORY STRUCTURE.

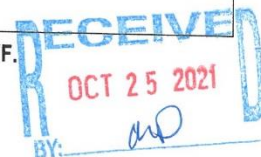


APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): REMOVE EXISTING STRUCTURE [222.8 SF], $\frac{1}{2}$ EXISTING ATTACHED CARPORT [396.4 SF].	
PAVERS: RECONFIGURE EXISTING DRIVE & GATE TO ACCOMMODATE PROPOSED CONSTRUCTION.	FENCES: RECONFIGURE TO ACCOMMODATE PROPOSED CONSTRUCTION.
DECKS: REMOVE EXISTING DECKING TO IMPROVE PEAR SETBACK [ACCESSORY].	PAINTING: N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): N/A	OTHER: N/A

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.



HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0053	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1012 HOWE ST., KEY WEST, FL 33040

PROPERTY OWNER'S NAME:

MARVA SWEETING

APPLICANT NAME:

AZO ARCHITECTURE, LLC.

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 a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE

10/25/21
 DATE

MARVA A SWEETING
 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING, NON-HISTORIC, ATTACHED GARAGE ADDITION, AND EXISTING ACCESSORY STRUCTURE, TO ALLOW FOR CONSTRUCTION OF PROPOSED ACCESSORY STRUCTURE.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

(2) Or explain how the building or structure meets the criteria below:

(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.

EXISTING STRUCTURES ARE NOT OF HISTORIC CONSTRUCTION, NOR DO THEY REPRESENT HISTORIC SIGNIFICANCE, NOR CONTEXT.

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.

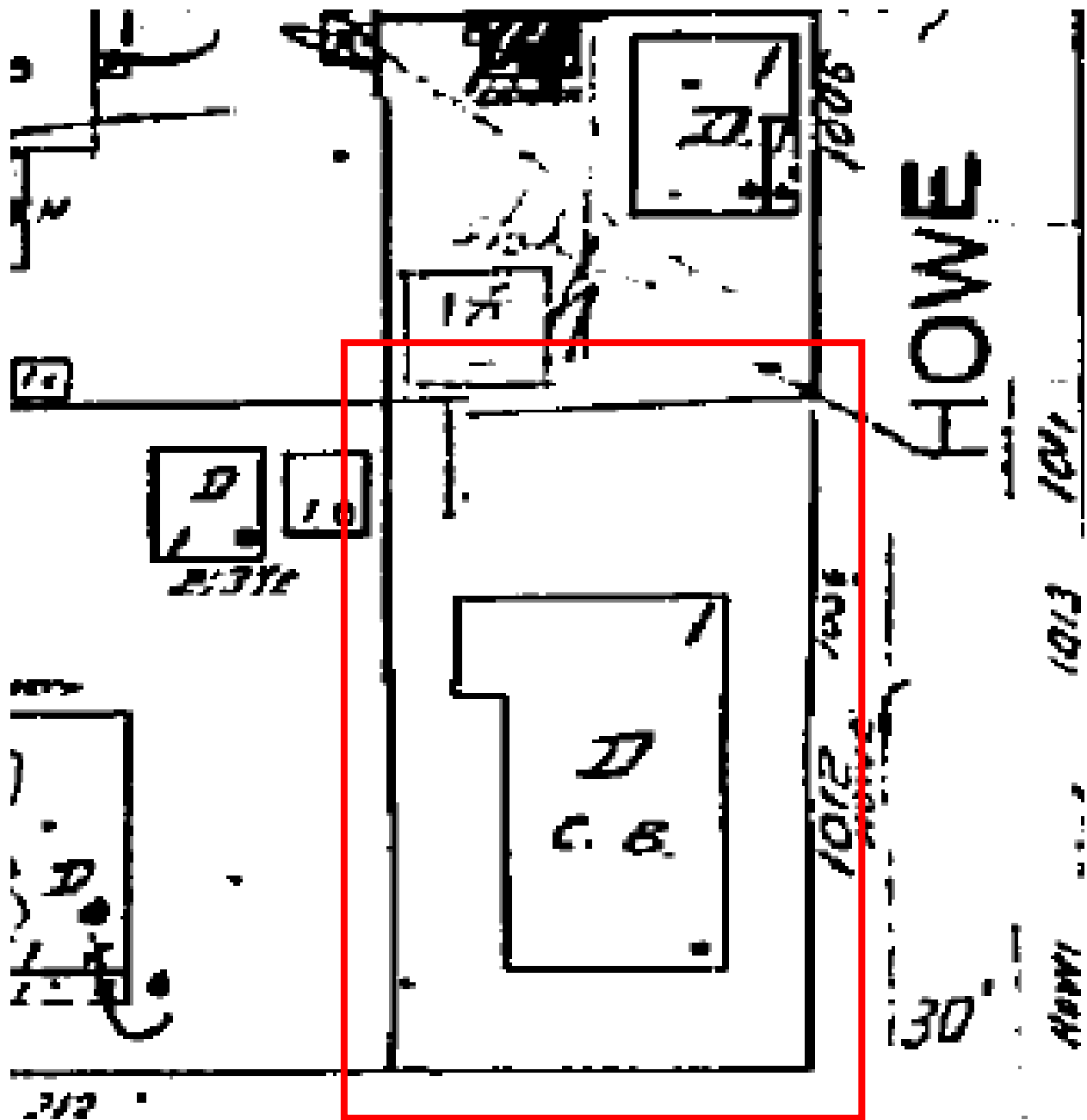
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
ALTHOUGH EVERY LIFE IS SIGNIFICANT IN ITS OWN WAY, WE HAVE FOUND NO EVIDENCE OF PAST INHABITANTS THAT ARE OF SIGNIFICANCE TO THE HARC DISTRICT.
(d) Is not the site of a historic event with significant effect upon society.
N/A ; BUILDING TYPOLOGY IS CONSISTENT WITH MORE RECENT DEVELOPMENT OUTSIDE OF THE HISTORIC DISTRICT.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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.
N/A
(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.
CORRECT, EXISTING CMU STRUCTURE IS LOCATED IN A NEIGHBORHOOD WHERE WOOD VERNACULAR DOMINATES THE STREET SHAPE.

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) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
N/A
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS



1962 Sanborn with the site under review indicated in red.

PROJECT PHOTOS



1965 photo of the main house at 1012 Howe Street.



View of 1012 Howe Street from Howe Street.



View of the carport at 1012 Howe Street from Howe Street.



View towards the north corner of the carport at 1012 Howe Street.



View of the front façade of the main house at 1012 Howe Street.



View of the northwest façade of the main house at 1012 Howe Street. The carport is visible on left.



View between the northwest façade of the main house and the southeast façade of the accessory structure at 1012 Howe Street. The existing accessory structure is visible on the left. The carport is visible at center.



View from in front of the carport at 1012 Howe Street looking south.



View from inside the carport at 1012 Howe Street looking east.



View of the southeast façade of the main house at 1012 Howe Street.



View of the southeast façade of the main house at 1012 Howe Street and the house next door at 213 Julia Street.



View of the house at 1000 Howe Street.



View of the house at 1006 Howe Street.



View of the house at 1011 Howe Street.



View of the house at 1013 Howe Street.



View of the house at 1015 Howe Street.



View towards the southern corner of Howe and Julia Streets.



View of the condo at 1016 Howe Street.

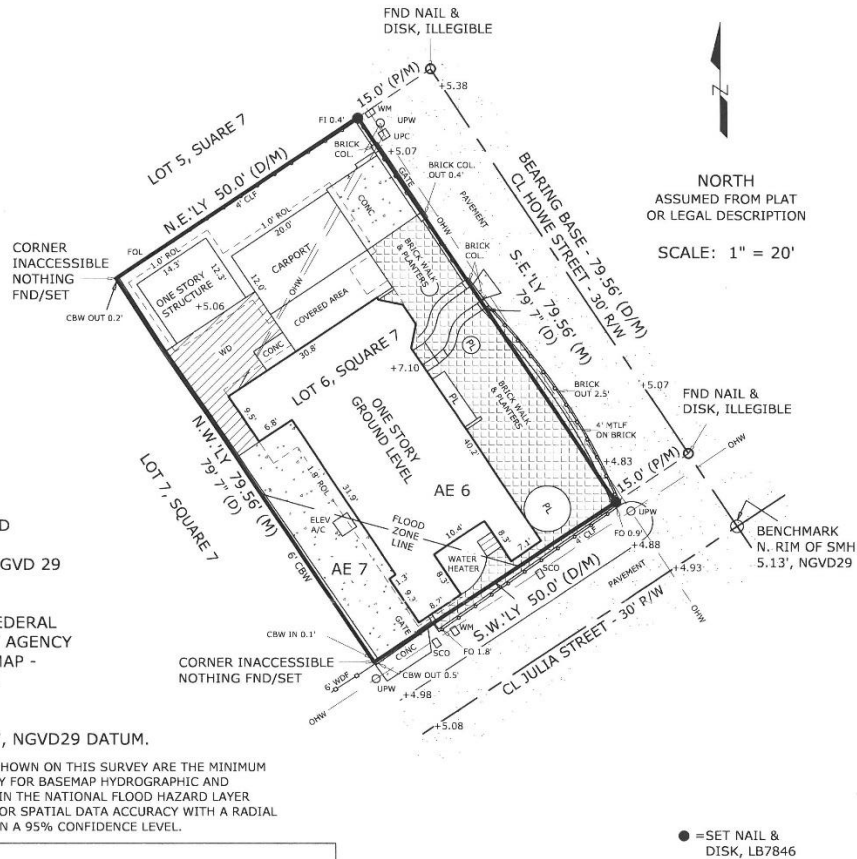
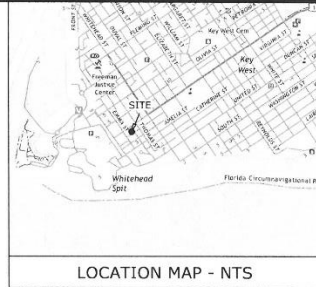
SURVEY

MAP OF BOUNDARY SURVEY
LOT 6, SQUARE 7, TRACT 10
DIAGRAM BY EDWARD C. HOWE
MONROE COUNTY, FLORIDA

BEARING BASE:
THE CENTERLINE OF HOWE STREET
AS DERIVED FROM THE DEED AND ASSUMED

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1012 HOWE STREET
KEY WEST, FL 33040



ELEVATIONS SHOWN AS
X.X REFER TO NGVD29
VERTICAL DATUM
UNLESS OTHERWISE NOTED

FLOOD ZONES REFER TO NGVD 29
AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516
MAP DATE: 02-18-05
FLOOD ZONE: AE 6 & AE 7, NGVD29 DATUM.

APPROXIMATE FLOOD ZONE LINES SHOWN ON THIS SURVEY ARE THE MINIMUM
HORIZONTAL POSITIONAL ACCURACY FOR BASEMAP HYDROGRAPHIC AND
TRANSPORTATION FEATURES USED IN THE NATIONAL FLOOD HAZARD LAYER
AND IS THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY WITH A RADIAL
ACCURACY OF 19 FEET RESULTING IN A 95% CONFIDENCE LEVEL.

LEGAL DESCRIPTION -

Lot number Six (6) in Square Number (7) of Tract Number (10) according to a diagram delineated by Edward C. Howe and recorded in Monroe County Records. The said Lot commencing at the corner of Julia and Howe Streets, and running along the said Julia Street in a southwesterly direction Fifty (50) feet; thence along the dividing line between Lots number Six (6) and Seven (7) of the said Square Seven (7) in a northwesterly direction Seventy-nine (79) feet and Seven (7) inches; thence in a northeasterly direction Fifty (50) feet to Howe Street; thence in a southeasterly direction along the said Howe Street Seventy-nine (79) feet and Seven (7) inches to the place of beginning.

CERTIFIED TO -
MARVA A. SWEETING

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

AMHWL = APPARENT MEAN HIGH	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BFP = BACK-FLOW PREVENTER	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
BO = BLOW OUT	GP = GRINDER PUMP	PT = POINT OF TANGENT
C = CALCULATED	GW = GUY WIRE	PVCF = PVC FENCE
CBW = CONCRETE BLOCK WALL	IP = IRON PIPE	R = RADIUS
CBRW = CONCRETE BLOCK RETAINING WALL	IR = IRON ROD	RL = ROOF OVERHANG LINE
CHD = CHORD DISTANCE	LE = LOWER ENCLOSURE	R/W = RIGHT OF WAY
CHDB = CHORD BEARING	LP = LIGHT POLE	SCD = SANITARY CLEAN-OUT
CL = CENTERLINE	LS = LANDSCAPING	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	MWHL = MEAN HIGH WATER LINE	SV = SEWER VALVE
CM = CONCRETE MONUMENT	MTFL = METAL FENCE	TBM = TIDAL BENCHMARK
CONC = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOS = TOP OF BANK
CRWD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TYP = TYPICAL
O = DEED	NTS = NOT TO SCALE	UEASE = UTILITY EASEMENT
DELTA = DELTA ANGLE	OHV = OVERHEAD WIRES	UPC = CONCRETE UTILITY POLE
DIFASE = DRAINAGE EASEMENT	POB = POINT OF BEGINNING	UPM = METAL UTILITY POLE
EB = ELECTRIC BOX	POC = POINT OF COMMENCEMENT	UPW = WOOD UTILITY POLE
EL = ELEVATION		WD = WOOD DECK
ELEV = ELEVATED		WDF = WOOD FENCE
ENCL = ENCLOSURE		WF = WIRE FENCE
FFE = FINISHED FLOOR ELEVATION		WL = WOOD LANDING
FI = FIRE HYDRANT		WM = WATER METER
FID = FOUND		WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

SCALE: 1"=20'
FIELD WORK DATE: 04/16/21
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: JM
CHECKED BY: RER
INVOICE #: 21031104

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUPPARAGRAPH: 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

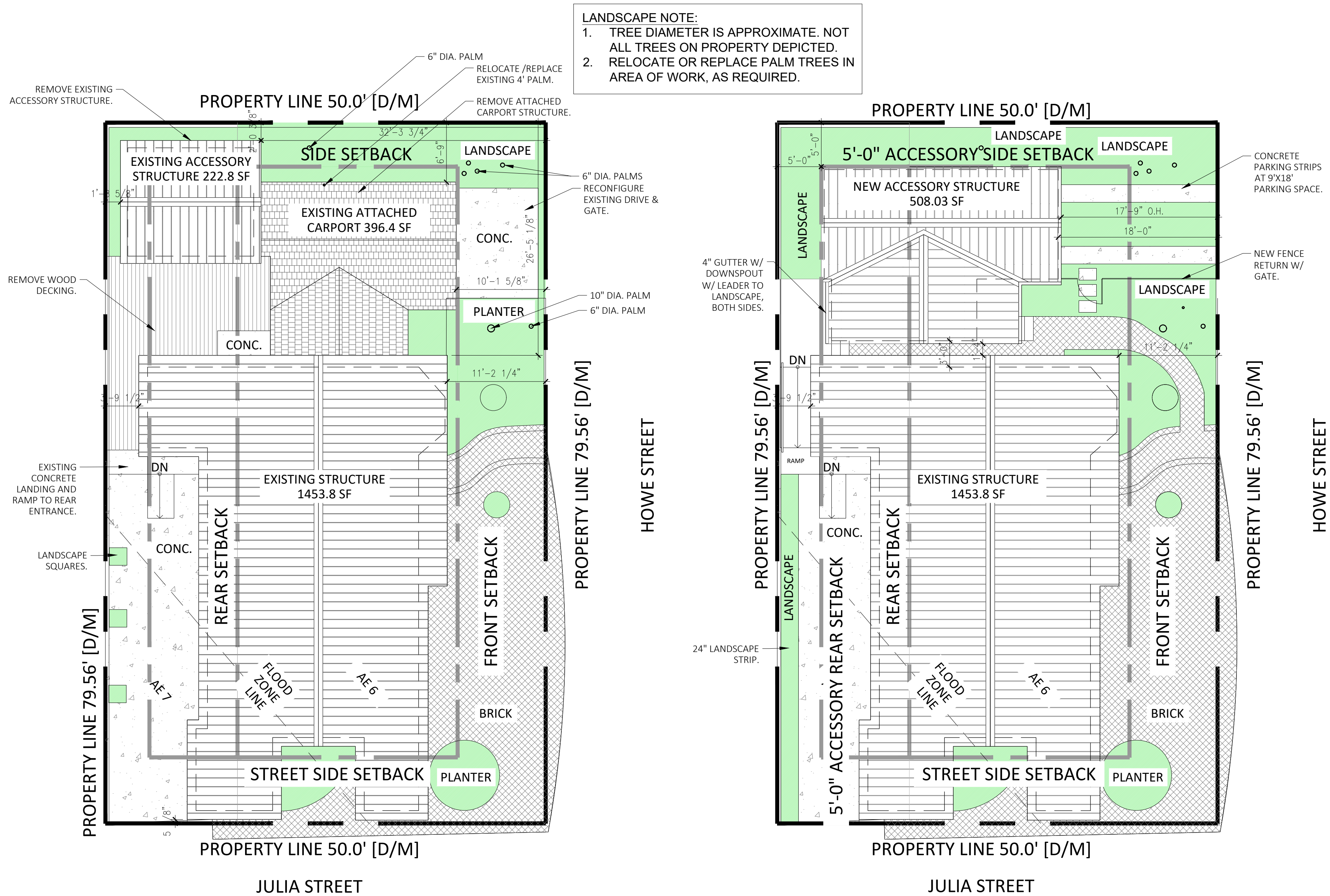
SIGNED
ROBERT L. REECE, PSM 3632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

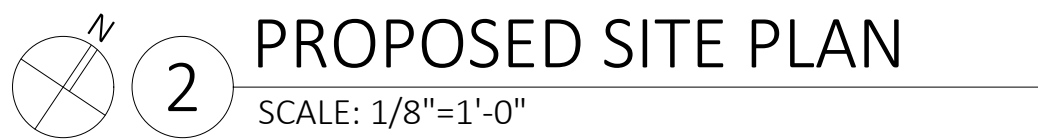
PROPOSED DESIGN

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS



PROJECT SITE DATA				
1012 HOWE STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00026830-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE 6 & AE 7			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	3,978 SF	NO CHANGE	N/A
HEIGHT	30'-0"	14'-10" [PRIMARY]	13'-9 5/8" [ACCESSORY]	COMPLIES
SETBACKS				
FRONT YARD	10'-0"	11'-2 1/4"	NO CHANGE	NO CHANGE
SIDE YARD 1	5'-0"	6'-9"	26'-5 1/8"	COMPLIES
STREET SIDE YARD 2	7'-6"	0'-5 3/8"	NO CHANGE	NO CHANGE
REAR YARD	15'-0"	3'-9 1/2"	NO CHANGE	NO CHANGE
ACCESSORY FRONT YARD	5'-0"	32'-3 3/4"	17'-9"	COMPLIES
ACCESSORY REAR YARD	5'-0"	1'-8 5/8"	5'-0"	COMPLIES
ACCESSORY SIDE YARD	5'-0"	2'-0 3/8"	5'-0"	COMPLIES
BUILDING COVERAGE	40% MAX [1,591.2 SF]	52.11% [2,073.04 SF]	49.3% [1,961.83 SF]	VARIANCE/IMPROVES
IMPERVIOUS COVERAGE	60% MAX [2,386.8 SF]	82.1% [3,268 SF]	77.7% [3,092.5 SF]	VARIANCE/IMPROVES
OPEN SPACE	35% MIN [1,392.3 SF]	17.8% [710 SF]	22.3% [885.5 SF]	VARIANCE/IMPROVES
REAR YARD OPEN SPACE [AREA: 1,193.7 SF]	30% MIN [358.1 SF]	5.4 % [65 SF]	18.3 SF [218.1 SF]	VARIANCE/IMPROVES
REAR YARD ACCESSORY BUILDING COVER ¹ [AREA: 1,193.7 SF]	30% MAX [358.1 SF]	15.5% [185.5 SF]	16.4% [195.2 SF]	COMPLIES

NOTE ¹: PER SEC. 122-1181 - PERMITTED AND RESTRICTED USES. No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line.



3 EXISTING CARPORT



4 EXISTING ACCESSORY STRUCTURE



5 EXISTING STRUCTURE



6 EXISTING CARPORT

A2OARCHITECTURE

P: 305.741.7671
F: 305.741.7672
E: INFO@A2OARCHITECTURE.COM
1012 HOWE STREET, KEY WEST, FLORIDA 33040

ARCHITECT:

CONSULTANTS:

SWEETING RESIDENCE

ACCESSORY STRUCTURE

1012 HOWE STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:
PLANNING BOARD SUBMISSION: AUG. 6, 2021
HAWK BOARD SUBMISSION: OCT. 25, 2021

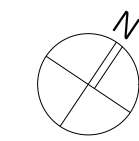
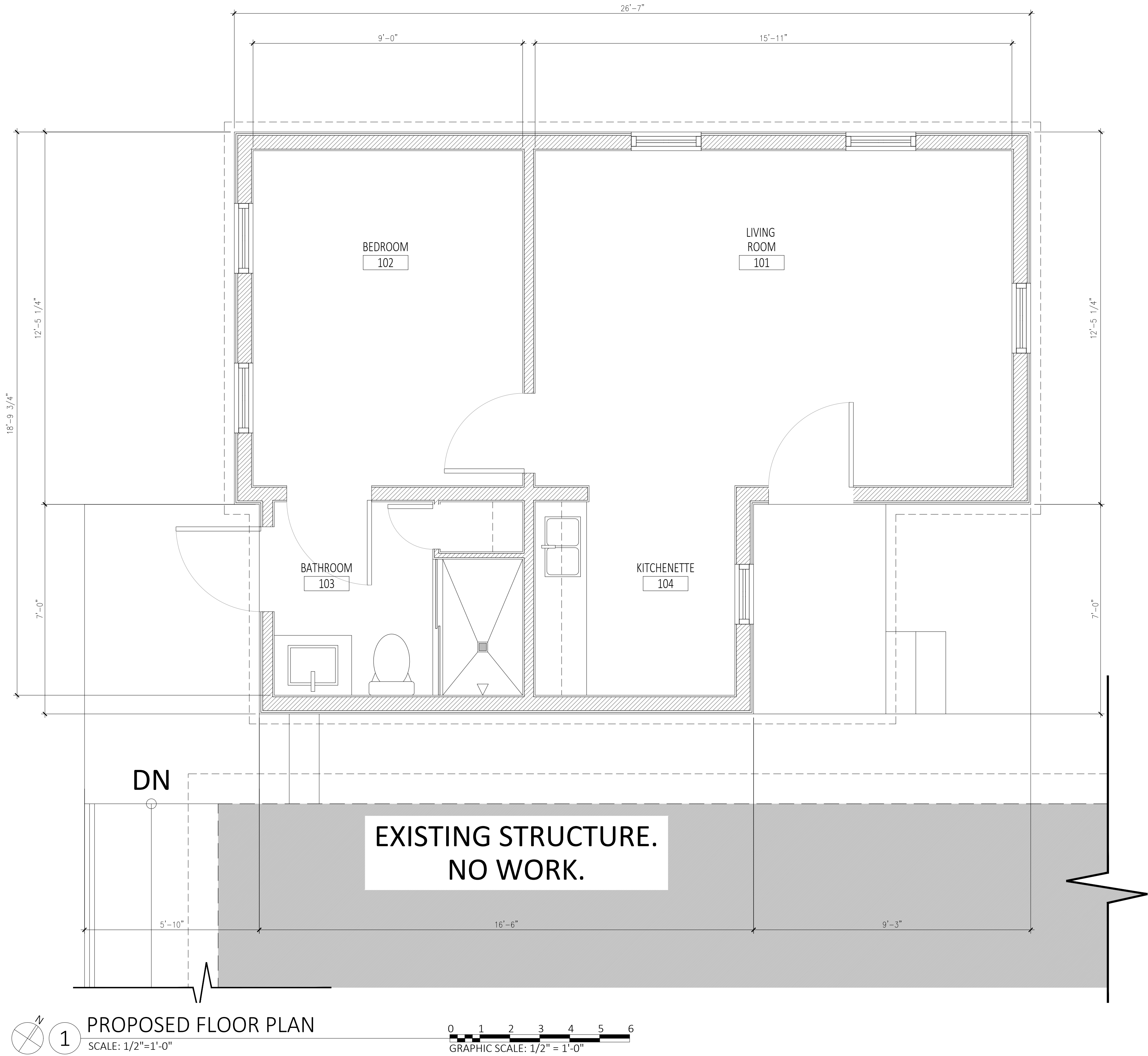
APPROVALS:
PLANNING BOARD RESOLUTION NO. 2021-47

TITLE:
SITE PLANS & DATA
TABLE

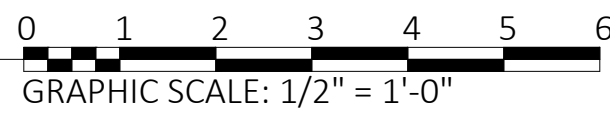
PROJECT #: 21.18

SHEET:
A1.1

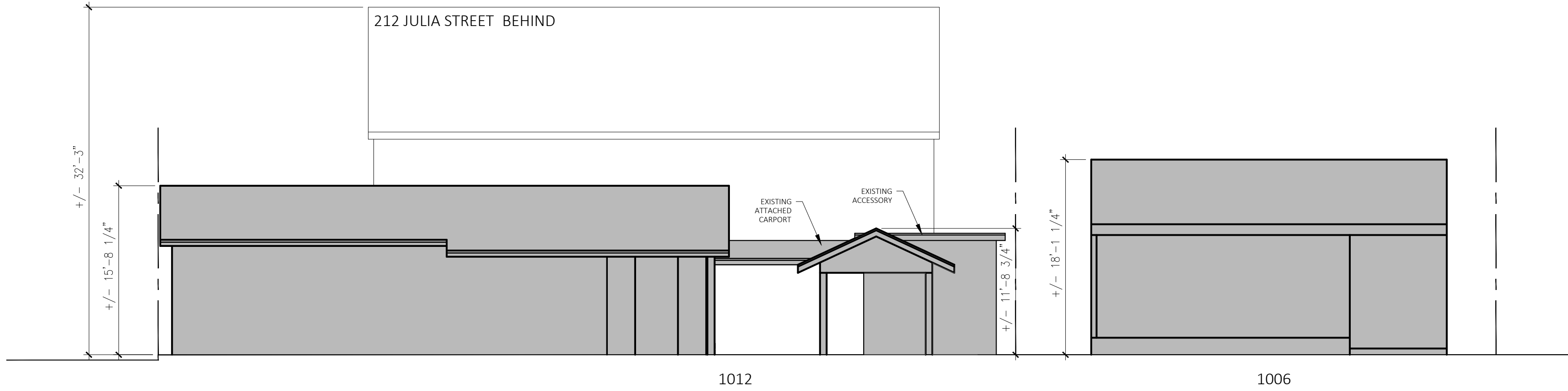
OCT 22, 2021
© 2021 BY A2O ARCHITECTURE, LLC



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

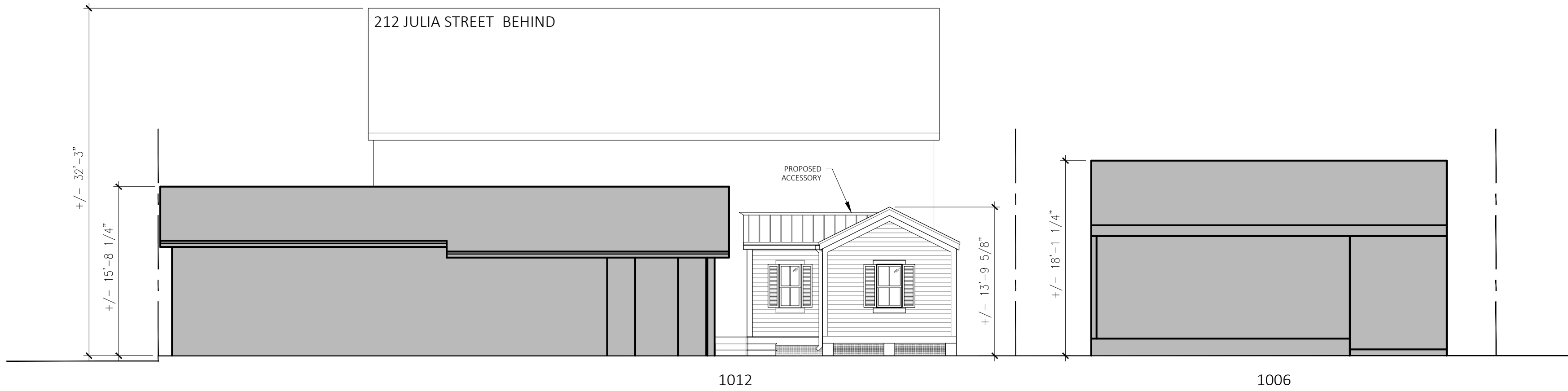
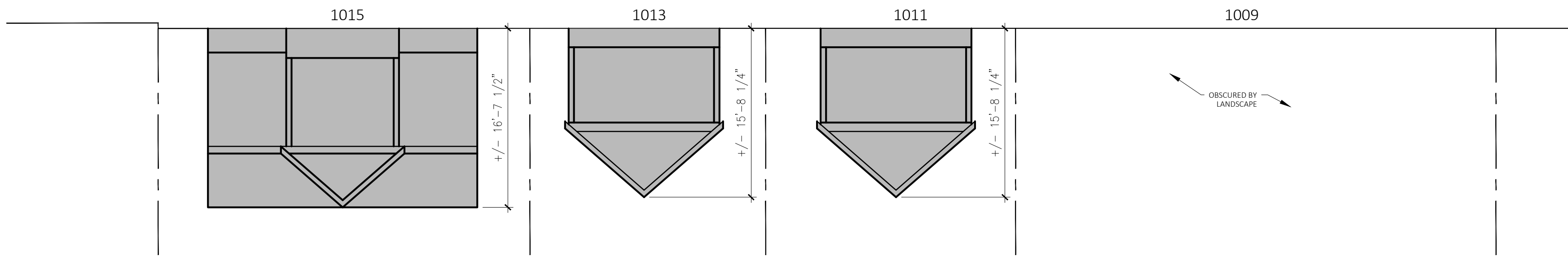


SHEET: <div>A2.1</div>	TITLE: PROPOSED FLOOR PLAN	SUBMISSIONS: PLANNING BOARD SUBMISSION: AUG. 6, 2021 HAWK BOARD SUBMISSION: OCT. 25, 2021	CONSULTANTS:	ARCHITECT: <div>A2O ARCHITECTURE</div> <div>P: 305.741.7676 F: 305.741.7678 PROJ REG: AA2000092 STATE LICENSE: 15100-0001-305 KEY WEST, FL 33040</div>
	PROJECT #: 21-18	APPROVALS: PLANNING BOARD RESOLUTION NO. 2021-47		
OCT 22, 2021				



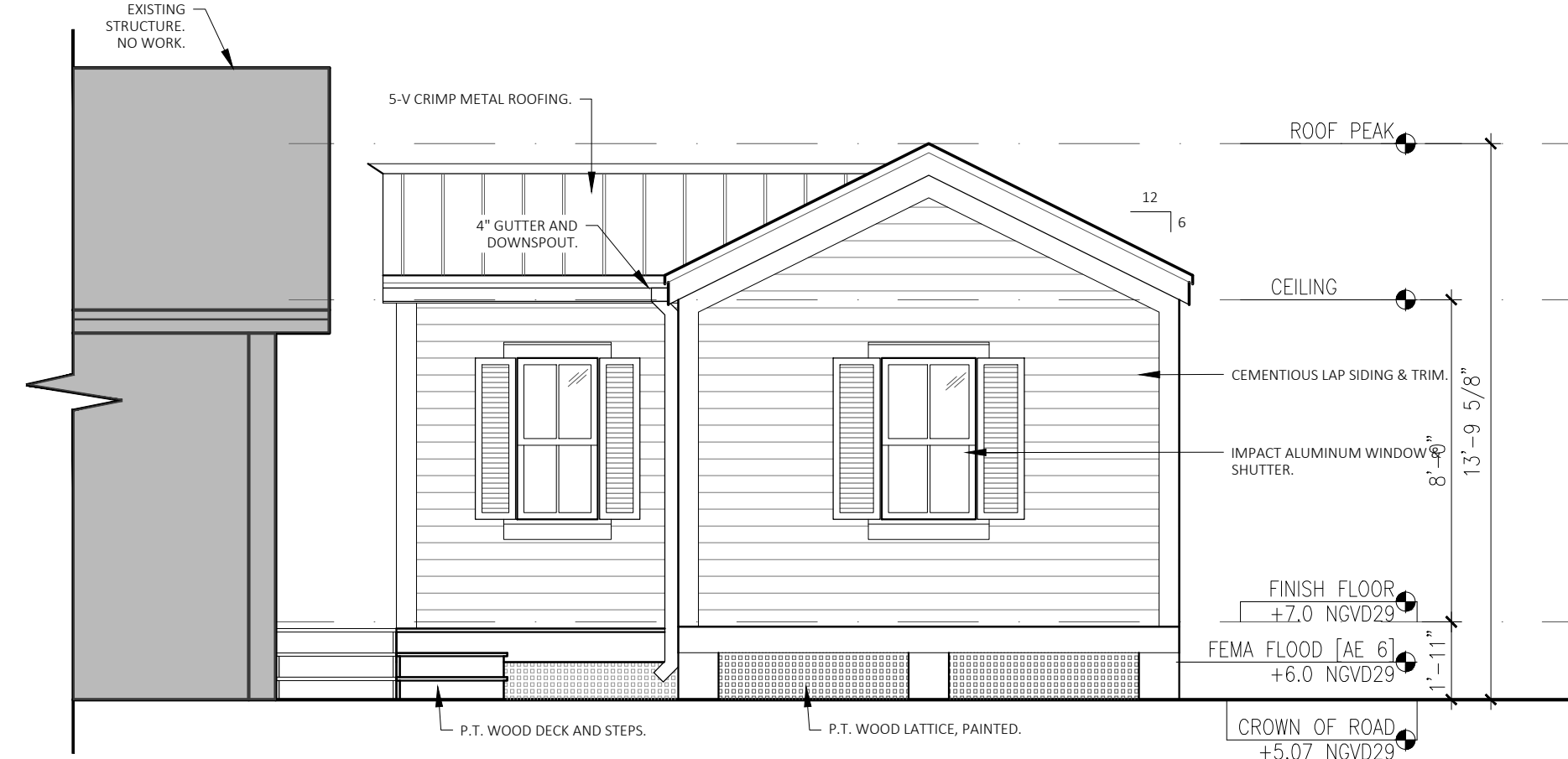
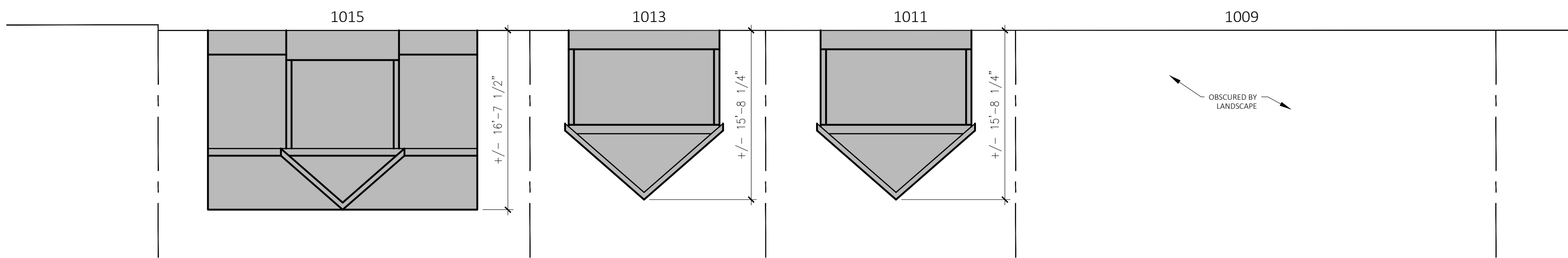
JULIA STREET

HOWE STREET



JULIA STREET

HOWE STREET



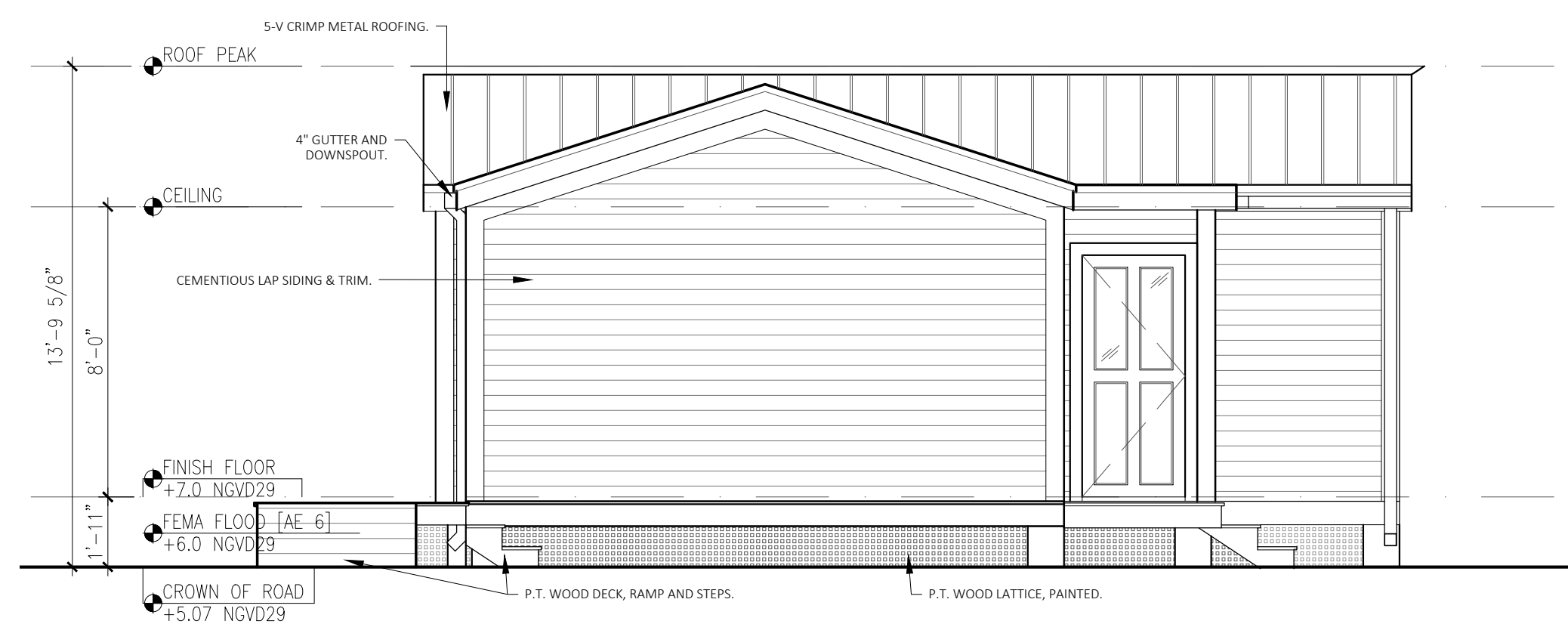
1 PROPOSED FRONT ELEVATION

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



2 PROPOSED REAR ELEVATION

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



3 PROPOSED SIDE ELEVATION

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



4 PROPOSED SIDE ELEVATION

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

A ² O ARCHITECTURE		ARCHITECT:	
P: 305.741.7675 F: 305.741.7676 T: 305.741.7677 E: INFO@A2OARCH.COM P: 305.741.7675 F: 305.741.7676 T: 305.741.7677 E: INFO@A2OARCH.COM		CONSULTANTS:	
SWEETING RESIDENCE		ACCESSORY STRUCTURE	
1012 HOWE STREET KEY WEST, FLORIDA 33040		PROJECT # 21-18	
SUBMISSIONS: PLANNING BOARD SUBMISSION: AUG. 6, 2021 HARC BOARD SUBMISSION: OCT. 25, 2021		APPROVALS: PLANNING BOARD RESOLUTION NO. 2021-47	
TITLE: NEIGHBORHOOD MASSING & PROPOSED EXTERIOR ELEVATIONS		PROJECT # 21-18	
SHEET: A3.1		OCT 22, 2021 © 2021 BY A2O ARCHITECTURE, LLC	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 23, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE. DEMOLITION OF EXISTING ACCESSORY STRUCTURE AND CARPORT.

#1012 HOWE STREET

Applicant – A2O Architecture Application #H2020-0053

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 305-809-3975 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Aileen Osborn, 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:
1012 HOWE ST., KEY WEST, FL 33040 on the
17TH day of NOVEMBER, 20 21.

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 NOVEMBER, 23, 20 21.

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 H2020-0053

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

Signed Name of Affiant:

Aileen Osborn

Date: 11/17/2021

Address: 3706 N. Roosevelt Blvd. #202

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17TH day of
NOVEMBER, 20 21.

By (Print name of Affiant) Aileen Osborn who is
personally known to me or has produced _____ as
identification and who did take an oath.

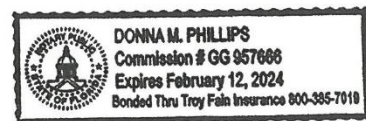
NOTARY PUBLIC

Sign Name: Donna Phillips

Print Name: Donna Phillips

Notary Public - State of Florida (seal)

My Commission Expires: 2/12/2024





Public Meeting Notice

THE CITY OF MIAMI BEACH, FLORIDA, is holding a public meeting to discuss the proposed development of a new building at 12345 SW 15th Avenue, Suite 100, Miami Beach, FL 33135.

The meeting will be held on Thursday, June 15, 2023, at 7:00 PM, at the City of Miami Beach, 12345 SW 15th Avenue, Suite 100, Miami Beach, FL 33135.

For more information, please contact the City of Miami Beach at (305) 375-1234 or visit the City's website at www.miamibeach.gov.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. November 23, 2021 at City Hall, 1300 White Street, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast Channel 77, AT&T Uverse channel 199, or type this link into your browser: http://citykeywest.com/MediaPlayer.php?publish_id=1&embed=1. If you wish to participate virtually, please contact HARC staff at 305-809-1975. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE, DEMOLITION OF EXISTING ACCESSORY STRUCTURE AND CARPORT.

#1012 HOWE STREET

Applicant - AZO Architecture Application #H2020-0051

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 305-809-3975 or visit our website at www.cityofkeywest.com. THIS NOTICE CANNOT 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 305-955-8772 or 305-955-6770 (voice) or the ADA Coordinator at 305-809-3824 to assist the business days to assist for sign, landscape, integrations, digital welcoming devices, or materials to 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 00026830-000000
 Account# 1027626
 Property ID 1027626
 Millage Group 11KW
 Location Address 1012 HOWE ST, KEY WEST
 Legal Description KW PB1-25-40LT 6 SQR 7 TR 10 OR163-494/95 OR1597-302 OR2530-226
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

SWEETING MARVA A
 1012 Howe St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$149,585	\$151,663	\$137,120	\$139,197
+ Market Misc Value	\$9,017	\$9,017	\$9,017	\$8,978
+ Market Land Value	\$471,512	\$455,794	\$485,657	\$479,509
= Just Market Value	\$630,114	\$616,474	\$631,794	\$627,684
= Total Assessed Value	\$164,815	\$162,540	\$158,886	\$155,924
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$139,315	\$137,040	\$133,386	\$130,424

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,979.00	Square Foot	0	0

Buildings

Building ID 2091
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1548
 Finished Sq Ft 1162
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 176
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls PLYWOOD PANEL
 Exterior Walls C.B.S.
 Year Built 1963
 Effective Year Built 2000
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	81	81	0
CPF	COVERED PARKING FIN	239	0	0
OPX	EXC OPEN PORCH	24	0	0
FLA	FLOOR LIV AREA	1,081	1,081	0
OPF	OP PRCH FIN LL	60	0	0
SBF	UTIL FIN BLK	63	0	0
TOTAL		1,548	1,162	0

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	360 SF	1
FENCES	1975	1976	1	600 SF	5
LC UTIL BLDG	1975	1976	1	98 SF	2
CONC PATIO	1983	1984	1	120 SF	2
BRICK PATIO	1983	1984	1	180 SF	4
BRICK PATIO	1983	1984	1	20 SF	2
WOOD DECK	1983	1984	1	477 SF	2
TILE PATIO	1983	1984	1	48 SF	5
FENCES	1983	1984	1	79 SF	5

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00
33-K WIDOWS 196.202	\$500.00

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1902	5/19/2014	12/15/2014	\$2,400		REPLACE 12 EXISTING WINDOWS WITH ALUMINUM IMPACT WINDOWS
0103994	12/18/2001	9/6/2002	\$5,600		ROOFING
9901079	8/16/1999	12/20/1999	\$1,000		CLOSET ADDITION
9902165	6/24/1999	12/20/1999	\$2,000		REPAIR UTILITY ROOM

[View Taxes for this Parcel](#)

<https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=2066844833&KeyValue=0002683...> 2/3



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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

[User Privacy Policy](#)
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Version 2.3.161