



Historic Architectural Review Commission Staff Report for Item 9

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:

Demolition of existing accessory structure and carport.

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.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of two non-historic structures: a one-story accessory structure and a carport. The proposed demolition would allow for the construction of a new one-story accessory structure. Plans for the new structure are included in this application.

It is staff's opinion that the request for the demolition of the existing non-historic accessory structure and carport shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

a) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (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;*

It is staff's opinion that the removal of the existing non-historic structures will not have a negative effect on the character of the surrounding neighborhood.

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

The structures under review for demolition are not historic.

- (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;*

The structures under review are not significant later additions, and they have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

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.***

Marva A. Sweeting 10/25/21 **MARVA A Sweeting**
PROPERTY OWNER'S SIGNATURE DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING, NON-HISTORIC, ATTACHED CARPORT 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.

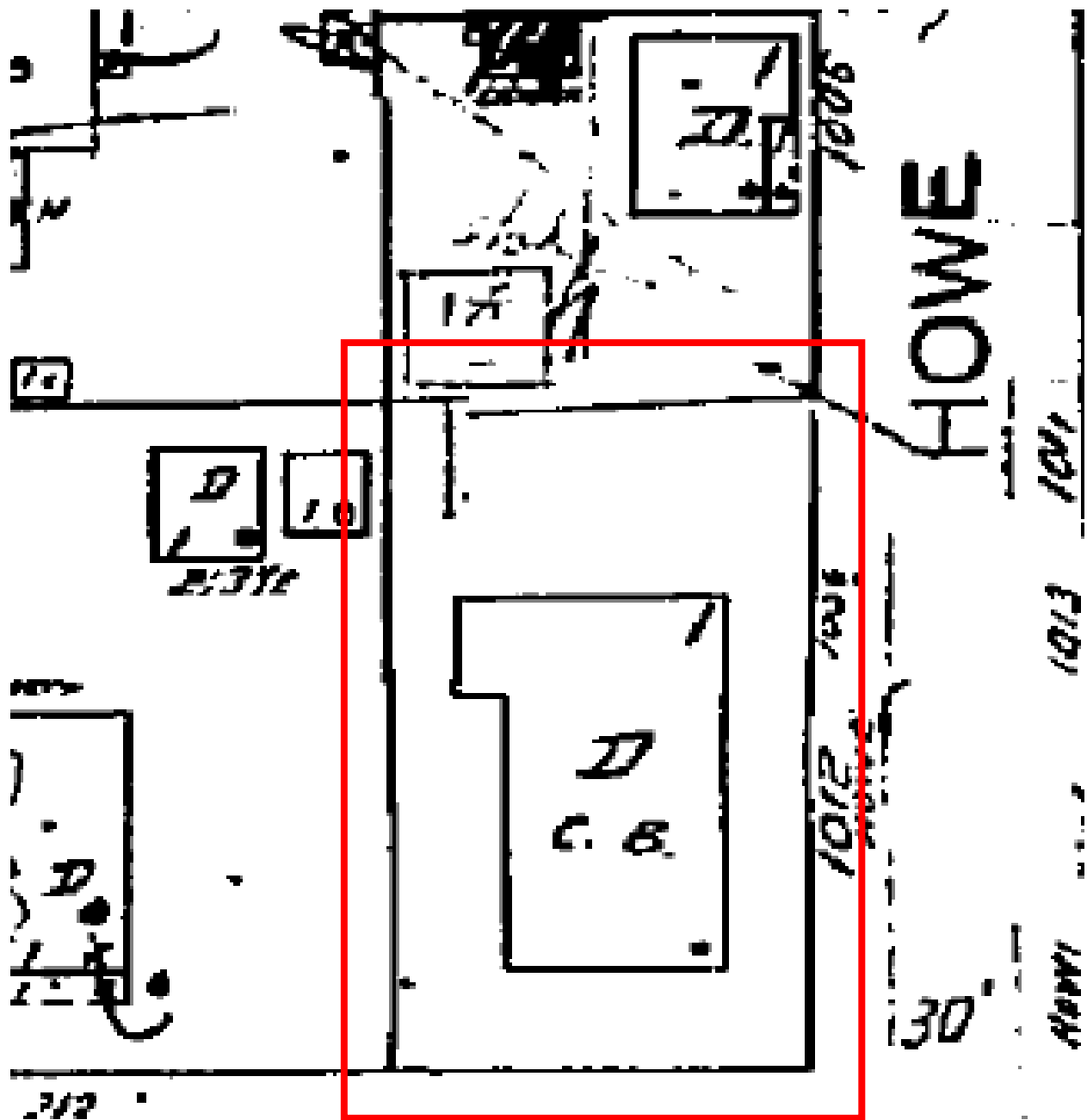
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated 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.

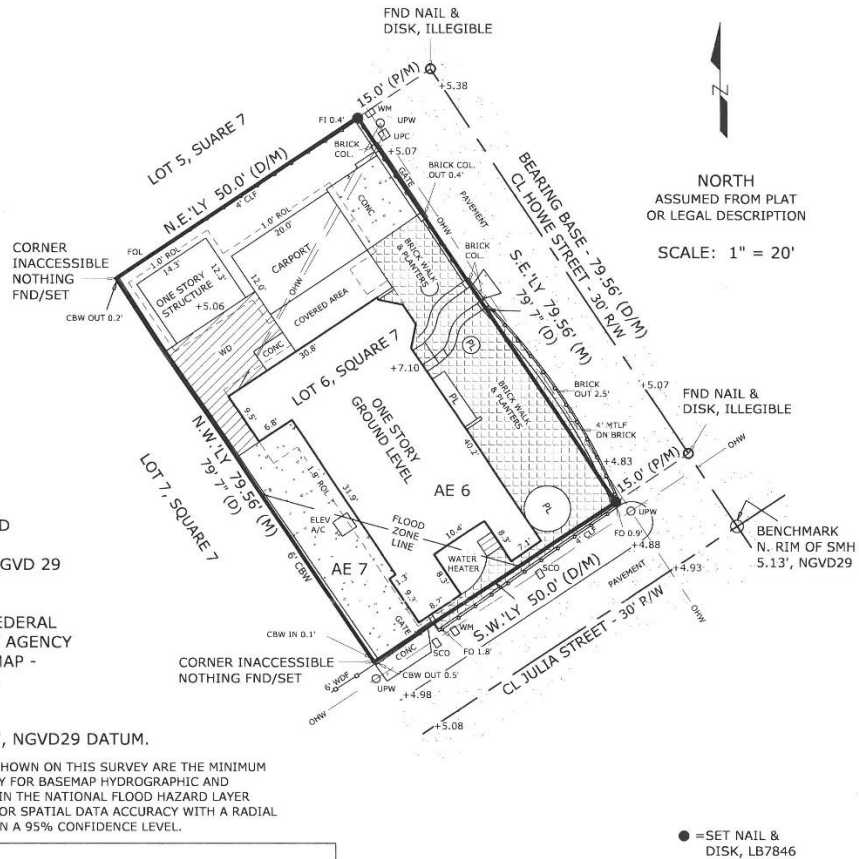
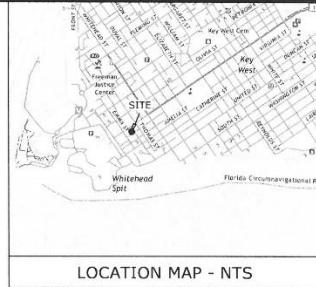
SURVEY

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	GL = GRATE INLET	PRC = POINT OF REVERSE CURVE
BFP = BACK-FLOW PREVENTER	QL = GROUND LEVEL	PRM = PERMANENT REFERENCE
BO = BLOW OUT	GP = GRINDER PUMP	MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	IP = IRON PIPE	PVCF = PVC FENCE
CBRW = CONCRETE BLOCK RETAINING	IR = IRON ROD	R = RADIUS
WALL	L = ARC LENGTH	ROD = 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	TOS = TOP OF BANK
CURD = CURVED	VERTICAL DATUM (1988)	TOS = TOP OF SLOPE
D = DEED	NGVD = NATIONAL GEODETIC	TYM = TYPICAL
DELTA = DELTA ANGLE	VERTICAL DATUM (1929)	UEASE = UTILITY EASEMENT
DISE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	UPM = METAL UTILITY POLE
EB = ELECTRIC BOX	OHW = OVERHEAD WIRES	UPW = WOOD UTILITY POLE
EL = ELEVATION	P = PLAT	WD = WOOD DECK
ELEV = ELEVATED	P&M = PLAT & MEASURED	WDF = WOOD FENCE
ENCL = ENCLOSURE	PC = POINT OF CURVE	WF = WIRE FENCE
FFE = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WM = WOOD LANDING
FI = FIRE HYDRANT	PDP = PERMANENT CONTROL POINT	WM = WATER METER
FND = FOUND	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS
FO = FENCE OUTSIDE	PK = PARKER KALON NAIL	ON SHORE
FOL = FENCE ON LINE	PL = PLANTER	WV = WATER VALVE
	PDB = POINT OF BEGINNING	
	POC = POINT OF COMMENCEMENT	

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 "D" HAS NOT BEEN PROVIDED.

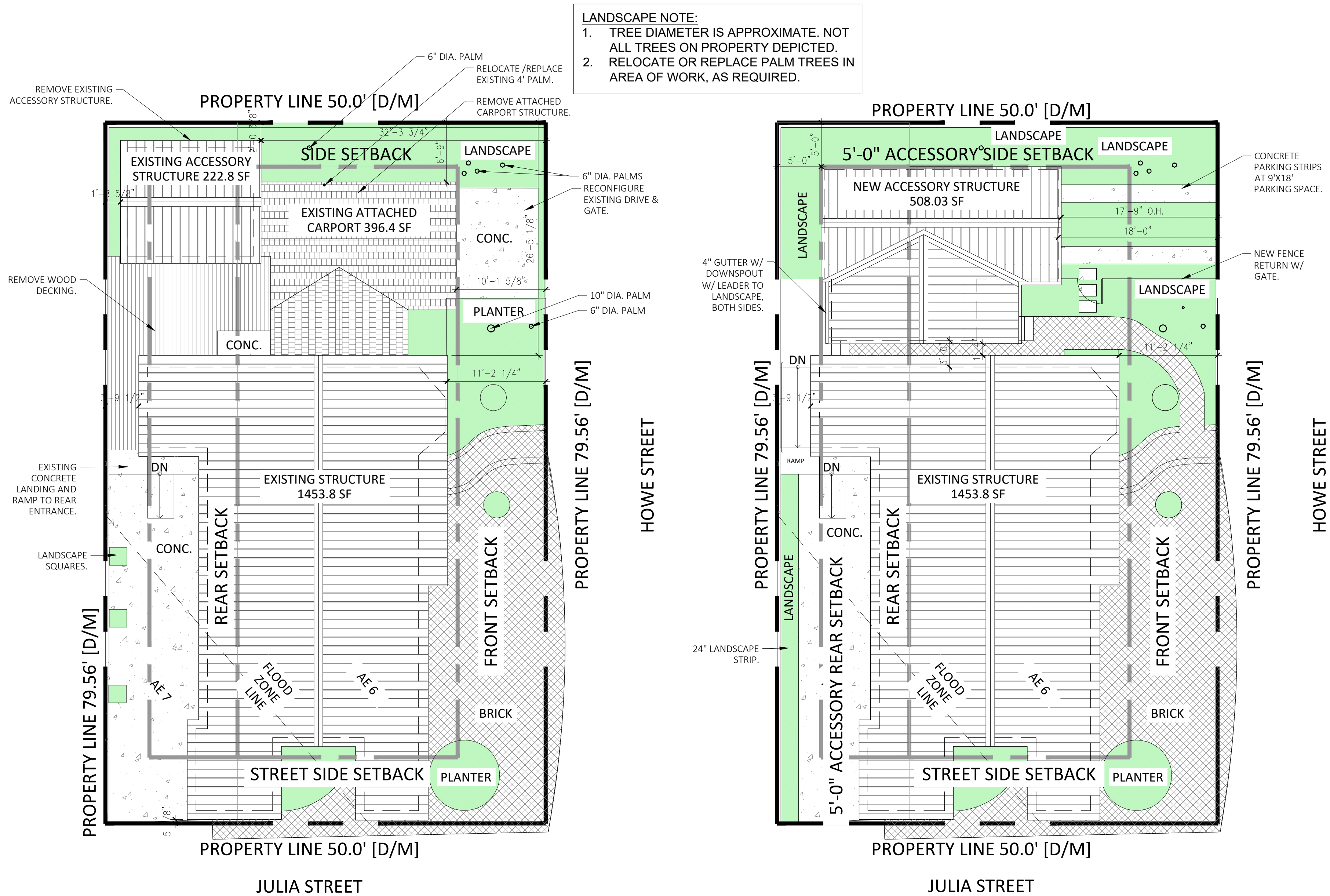
SIGNED
ROBERT L. REECE, PSM 3632, PROFESSIONAL SURVEYOR AND MAPPER

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

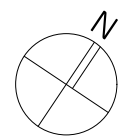
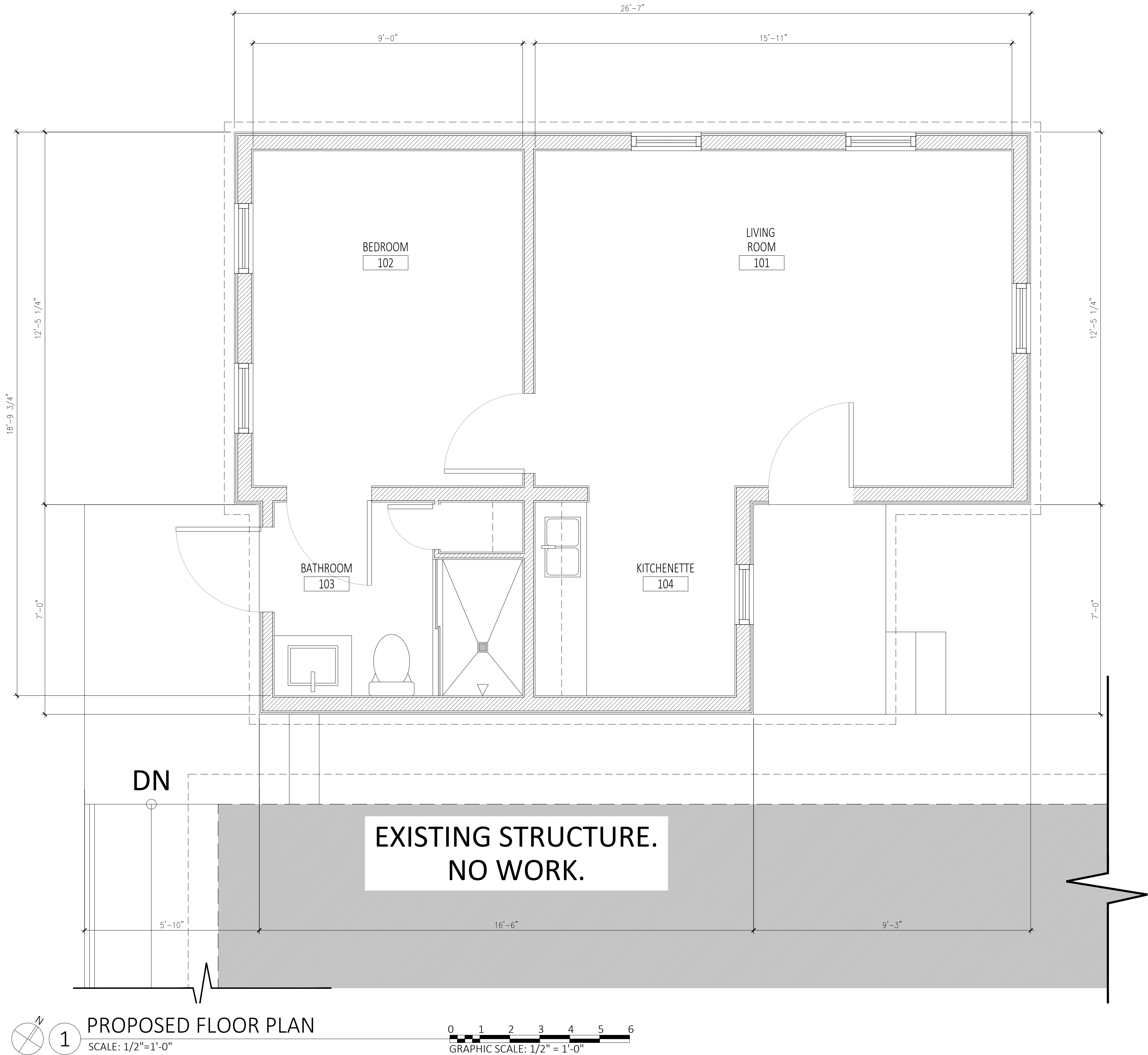
TITLE:
SITE PLANS & DATA
TABLE

PROJECT #: 21.18

SHEET:
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OCT 22, 2021
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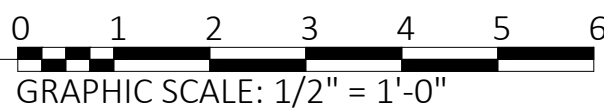
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1

PROPOSED FLOOR PLAN

SCALE: 1/2"=1'-0"



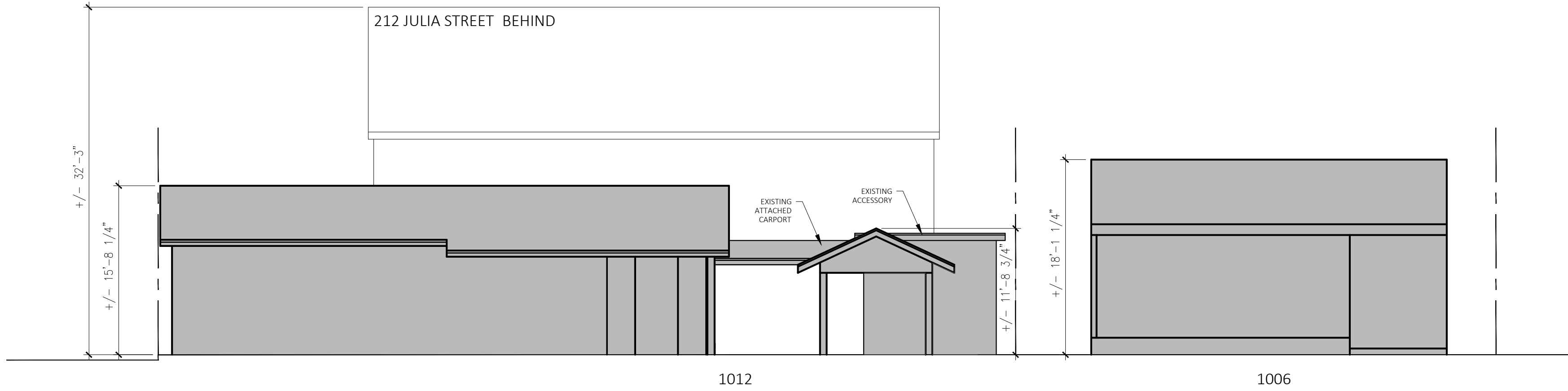
OCT 22, 2021		A2.1	
SHEET:	TITLE:		
PROPOSED FLOOR PLAN		SUBMISSIONS: PLANNING BOARD SUBMISSION: AUG. 6, 2021 HARC BOARD SUBMISSION: OCT. 25, 2021	
PROJECT #: 21.18		APPROVALS: PLANNING BOARD RESOLUTION NO. 2021-47	
ACCESSORY STRUCTURE		SWEETING RESIDENCE	
1012 HOWE STREET KEY WEST, FLORIDA 33040		CONSULTANTS:	
ARCHITECT:		ARCHITECTURE P: 305.741.7676 F: 305.741.7678 PROF. REG. NO. 00000002 PRACTICE REGISTRATION NO. 00000002	
ALLEN A. OSBORN, R.A. LICENSE NO. 00000002 EXPIRATION DATE: 02/28/23		A2O ARCHITECTURE P: 305.741.7676 F: 305.741.7678 PROF. REG. NO. 00000002 PRACTICE REGISTRATION NO. 00000002	

A2.1

OCT 22, 2021

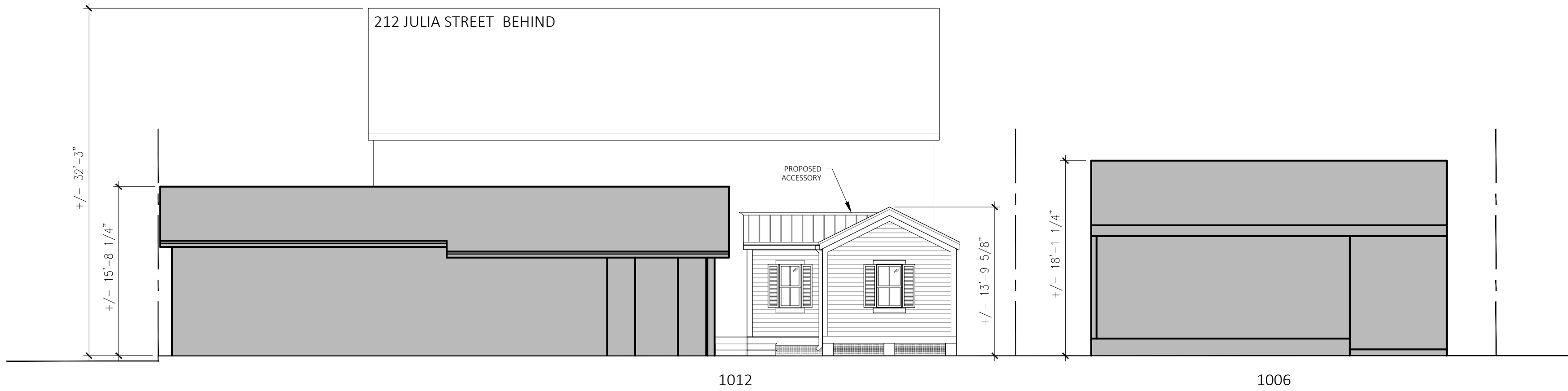
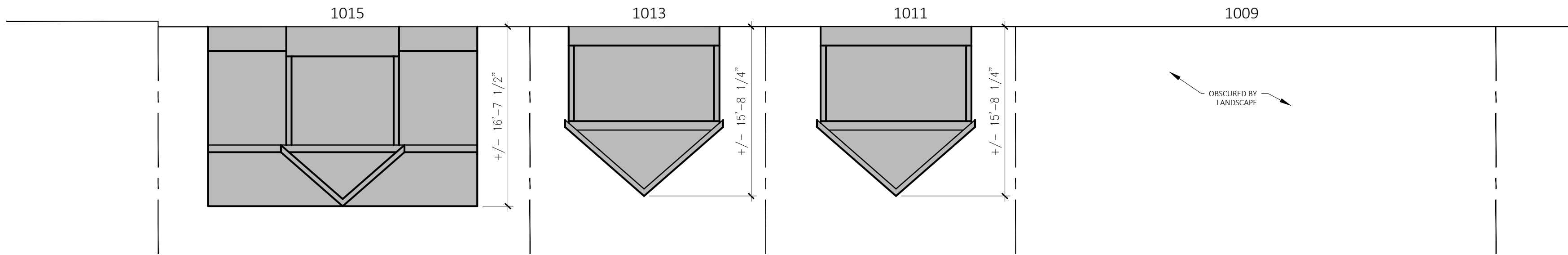
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DRAWING SIZE: 24"X36" | DO NOT SCALE DRAWINGS



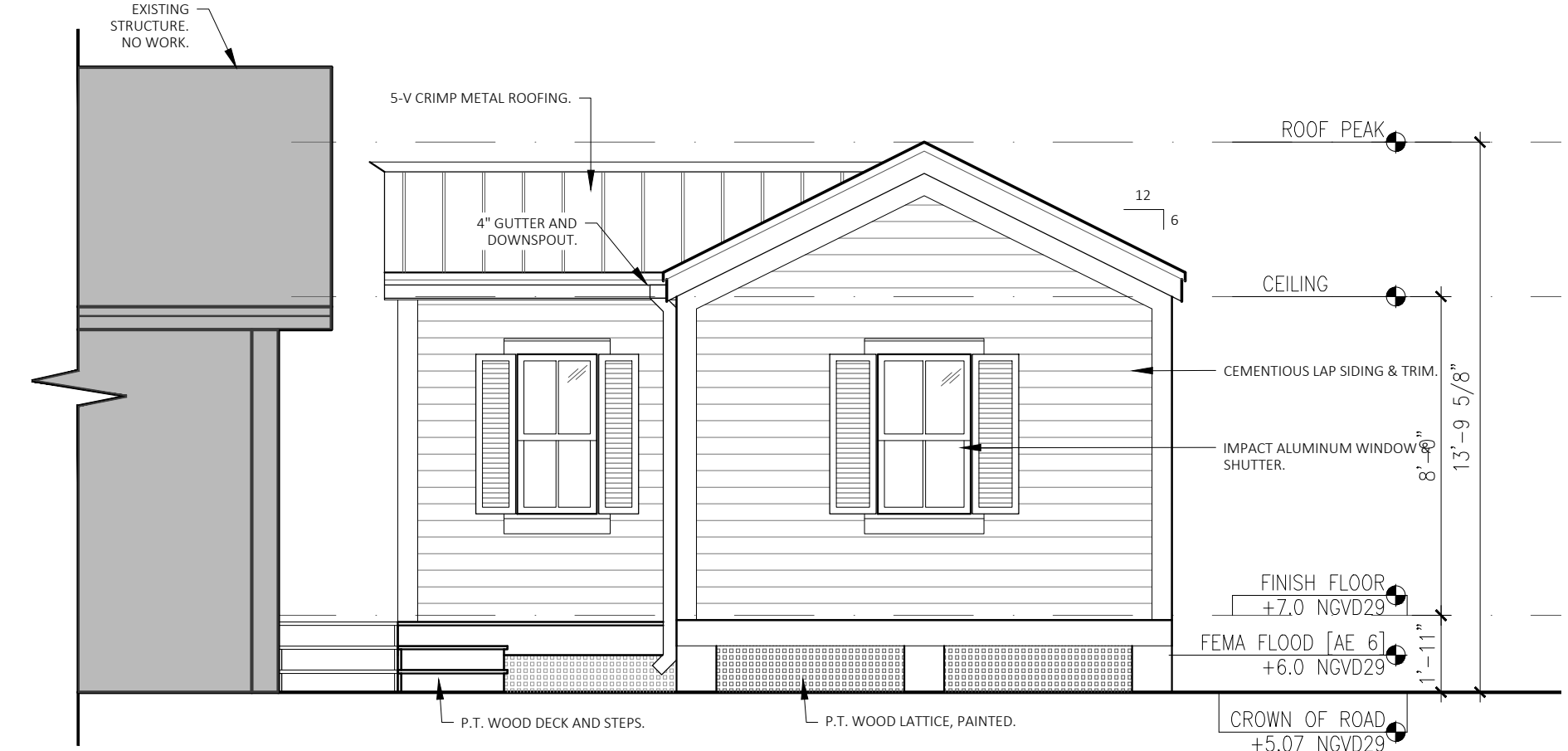
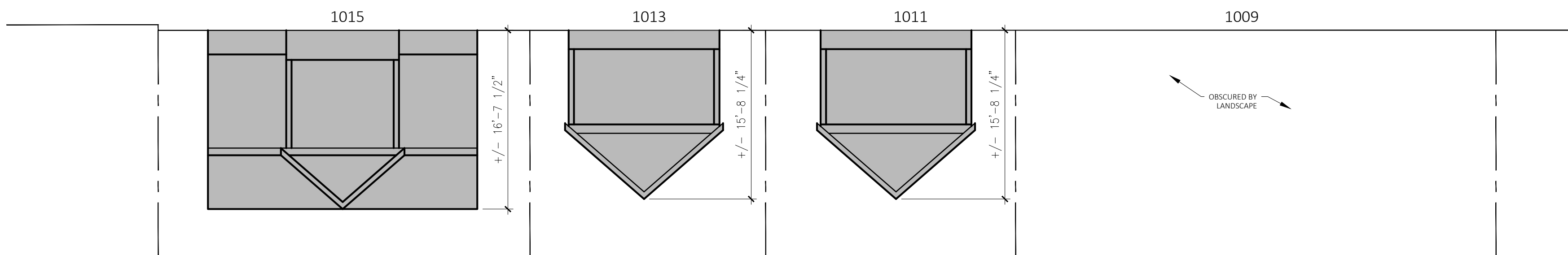
JULIA STREET

HOWE STREET



JULIA STREET

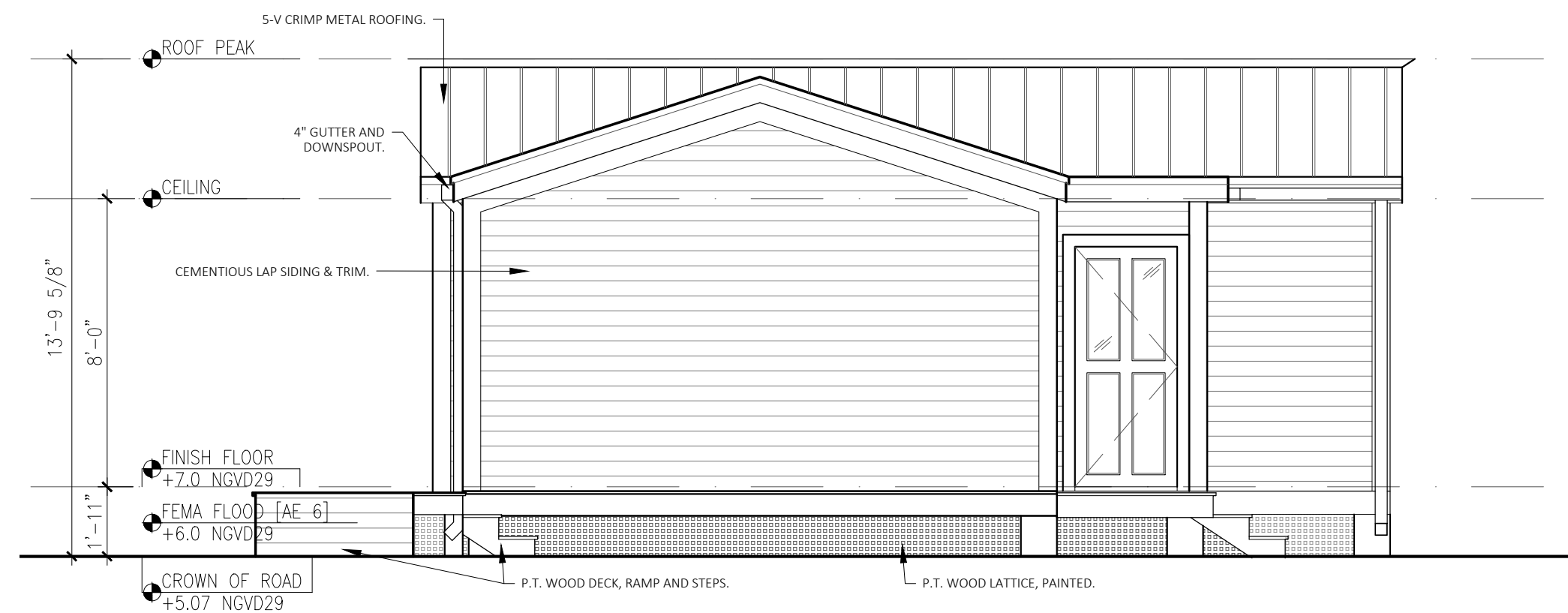
HOWE STREET



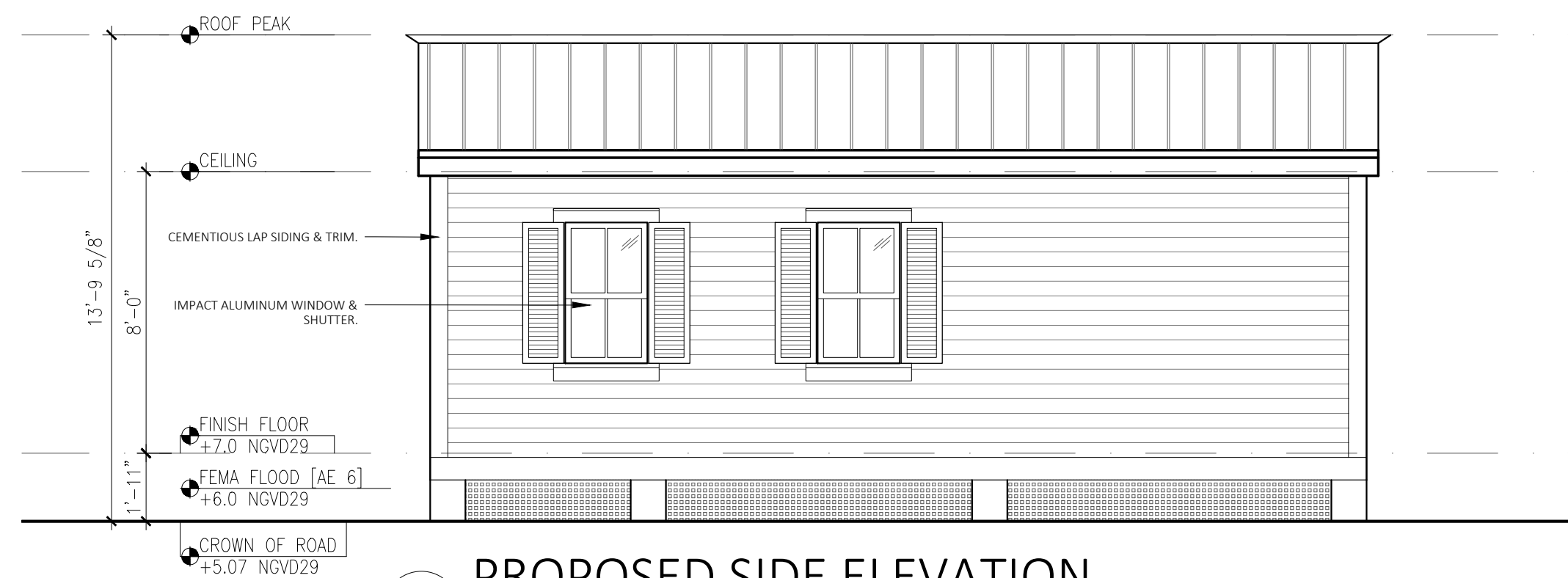
1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



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"

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:

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.

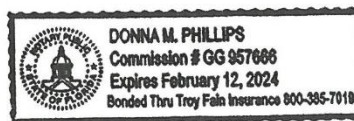
NOTARY PUBLIC

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 PALM BEACH, FLORIDA, IS HOLDING A PUBLIC MEETING TO DISCUSS THE PROPOSED CHANGES TO THE CITY OF PALM BEACH, FLORIDA, ZONING ORDINANCE.

THE MEETING WILL BE HELD AT THE CITY OF PALM BEACH, FLORIDA, ON WEDNESDAY, JUNE 15, 2011, AT 7:00 PM.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF PALM BEACH, FLORIDA, AT (561) 855-1234.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. November 13, 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, interpretations, assist with hearing 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

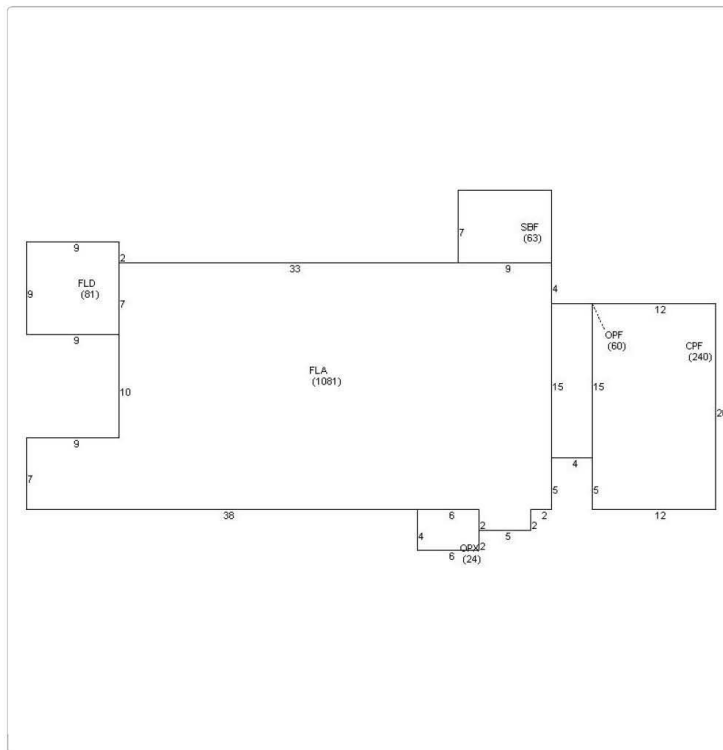
Building ID 2091
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1548
 Finished Sq Ft 1162
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 176
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls PLYWOOD PANEL
 Exterior Walls C.B.S.
 Year Built 1963
 Effective Year Built 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
01039994	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





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](#)
[GDPR Privacy Notice](#)

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 Schneider
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