



**Historic Architectural Review Commission
Staff Report for Item 3**

To: Chairman Haven Burkey and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0044

Address: 825 Ashe Street

Description of Work

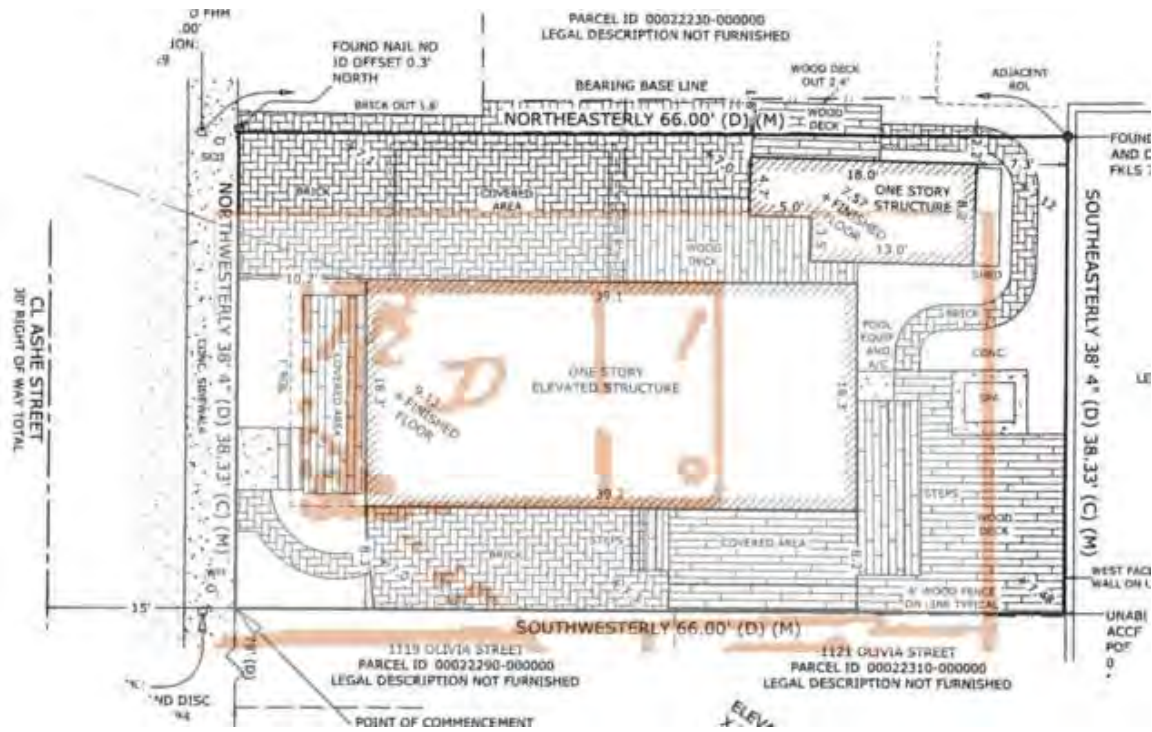
Renovations to existing house and rear addition replacement. New pool deck and deck.

Site Facts

The building under review is contributing resource to the historic district. Built circa 1925, the one and a half-story frame house still possesses its original footprint except for a rear addition attached to a sawtooth. A shed roof was added to the north elevation after the 1960's to serve as a carport. The property also has a non-history one-story accessory structure on the northeast side and is located behind the carport. On October 19, 2023, the Planning Board approved Resolution 2023-20 for rear yard setbacks.



The house under review circa 1965.



Current survey and 1962 Sanborn Map.



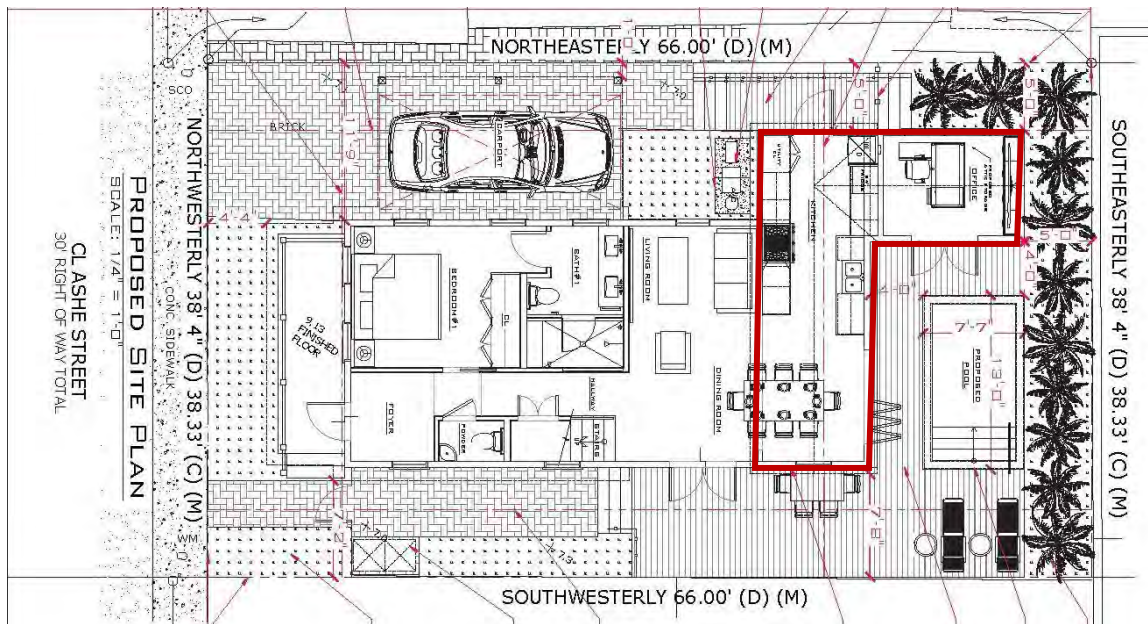
Front elevation.

Guidelines Cited on Review

- Guidelines for windows (pages 29a-l), specifically guideline A-5 and B-1 second paragraph for rear end gable window.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, 26, 30, and 32.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 5, 11, 12, 13, 18, 22, 23, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1.

Staff Analysis

A Certificate of Appropriateness under review is for renovations to a historic house, which includes the addition of a second window at the rear gable end. The plan also depicts a new one-story addition that will replace an existing rear and side attached structure.



Proposed Site Plan with Highlighted Addition.

The new addition will be an “L” shape plan with a sawtooth roof behind the existing historic one and a transverse gable roof towards the north portion of the site. The new addition will replace an existing one-story structure and will have a 5’ setback from the rear property line. The addition will have a bump-out on the rear north side to accommodate parts of the kitchen and a studio that will open to the newly proposed pool area. The new addition will have hardi lap siding, aluminum impact windows and doors, and a 5 v-crimp metal roofing system.



EXISTING LEFT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/8" = 1'-0"

Existing and Proposed North Elevations.

A new pool with a deck is proposed behind the house and will not be visible from the street. The rear deck will be at the same height as the finish floor of the house.

Consistency with Guidelines Cited Guidelines

It is the staff's opinion that the proposed design conforms with cited guidelines. The scale, mass and proportions of the new addition are in keeping with similar land use structures within the area and the addition will not overshadow the existing historic house. The proposed pool and deck will be at the rear and behind the house, and not visible from the street.

PLANNING BOARD RESOLUTION

RESOLUTION NO. 2023-020

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR VARIANCES ON SIDE AND REAR SETBACKS FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME FOR PROPERTY LOCATED AT 825 ASHE STREET WITHIN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the owner of real property at 825 Ashe Street (RE# 00022300-000000) proposes to renovate an existing single-family residence with existing noncomplying setbacks, building coverage, open space, and impervious surface area; requesting a variance approval for setback minimum requirements; and

WHEREAS, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") establishes a minimum setback of the following: front at 10-feet; side at 5-feet; and rear established at 20-feet; and

WHEREAS, the variance application initially proposed reduced rear and side setbacks but was modified to solely request a proposed minimum rear setback of 5'-0"; and

WHEREAS, the Key West Planning Board (the "Board") finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth

herein.

Section 2. An approval by Resolution of the Key West Planning Board for a variance to the minimum rear setback to five (5' 0") at a property located at 825 Ashe Street (RE# 00022300-000000) in the Historic High Density Residential (HHDR) zoning district, pursuant to Section 90-395 and 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

General Conditions:

1. The proposed construction shall be consistent with the plans prepared by Artibus Design, dated September 28, 2023, modified to reflect a compliant 5-ft. north side setback and a rear yard variance of five (5'0") feet.
2. Applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Commission.
3. Applicant to provide a stormwater management plan for the rear yard, where the rear yard dimensions are 38 feet x 16.5 feet; approximately 627 square feet. Allowing 50% credit for constructing a swale, 26 cubic feet of retention volume will be required.
4. Applicant to install gutter with downspout directed back onto the property on the reconstructed covered porch (right side / southwesterly side).

Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City

appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 19th day of October, 2023.

Authenticated by the Chair of the Planning Board and the Planning Director.

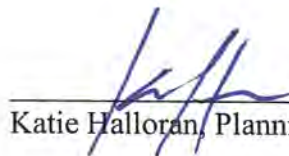


Sam Holland, Jr. Planning Board Chairman

11/19/23/

Date

Attest:



Katie Halloran, Planning Director

11/27/2023

Date

Filed with the Clerk:



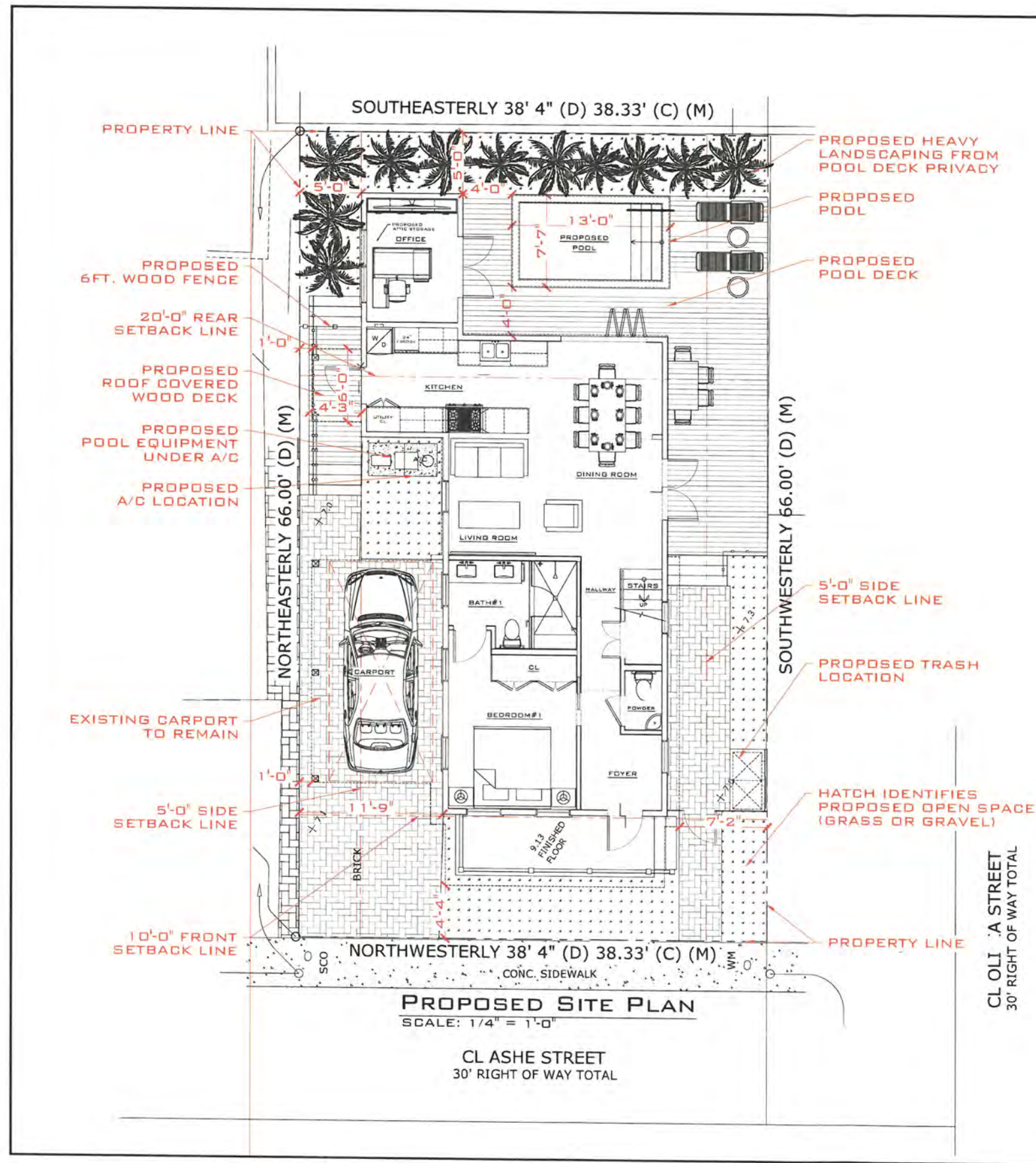
Cheryl Smith, City Clerk

Kiya Tabb, Sr. Deputy

11/30/2023

Date

 Chairman
 Planning Director



SITE DATA:

TOTAL SITE AREA: ±2,530.00 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: X

SETBACKS

FRONT:
 REQUIRED 10'-0"
 EXISTING 4'-4"
 PROPOSED NO CHANGES

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 1'-10"
 PROPOSED 1'-0" (VARIANCE REQUIRED)

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 2'-2"
 PROPOSED 7'-2"

REAR:
 REQUIRED 20'-0"
 EXISTING 5'-3"
 PROPOSED 5'-0" (VARIANCE REQUIRED)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,518.0 SQ.FT.)

EXISTING 69.2% (±1,752.7 SQ.FT.)

PROPOSED 64.5% (±1,633.3 SQ.FT.) IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (1,265.0 SQ.FT.)

EXISTING 48.5% (±1,228.9 SQ.FT.)

PROPOSED 46.5% (±1,178.2 SQ.FT.) IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (885.5 SQ.FT.)

EXISTING 13.1% (±331.4 SQ.FT.)

PROPOSED 19.7% (±498.9 SQ.FT.) IMPROVEMENT

PROPOSED SITE PLAN
 SCALE: 1/4" = 1'-0"

CL ASHE STREET
 30' RIGHT OF WAY TOTAL

CL OLI 'A STREET
 30' RIGHT OF WAY TOTAL

THE DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND SEALING HERE.

DATE: _____

SCALE: _____

PROJECT: _____

ARTIBUS DESIGN
 ARCHITECTS AND PLANNERS

ARTIBUS DESIGN
 3710 N. WASHINGTON BLVD
 SUITE 200
 TAMPA, FL 33610
 TEL: 813.288.1111
 WWW.ARTIBUSDESIGN.COM
 D.L. # 30035

DESIGNER: **MIKE KINDIGER**

PROJECT: **625 ASHE ST**

DATE: _____

SCALE: _____

PROJECT: **PROPOSED SITE PLAN**

NO.:	DATE:	BY:	CHK:
2304-05	11/28/23	CK	1

KPH
11/28/2023
USA
11/29/23

APPLICATION

RECEIVED
 NOV 09 2023
 BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023</i>	REVISION # <i>0044</i>	INITIAL & DATE <i>TK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	825 Ashe St, Key West, FL 33040	
NAME ON DEED:	Michael and Sarah Kindinger	PHONE NUMBER 440-356-4691
OWNER'S MAILING ADDRESS:	825 Ashe St, Key West FL 33040	EMAIL mike.kindinger@gmail.com
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL serge@artibusdesign.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 11/08/2023

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:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck
MAIN BUILDING:	Major remodeling, reconstruction of the rear, door and window replacement
	Rear addition
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

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): None	
PAVERS: HARC Approved Brick Sidewalks	FENCES:
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New in ground pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	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 # <i># 2023-0044</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	825 Ashe St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Michael and Sarah Kindinger
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design 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 <i>Michael D Kindinger Sarah A Kindinger</i>	Michael D Kindinger Sarah A Kindinger 11/9/2023
DATE AND PRINT NAME	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing non-historic accessory structure and shed style roof from the rear non-historic
Addition to the principle 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.
N/A

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.

Not associated with events of local, state nor national history.

(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.

No significant character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

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

No distinctive architectural style is represented in the existing structures proposed to be demolished.

(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.

Not part of the above.

(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.

Not a unique location.

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,
No historic information is yielded.

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.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

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

The application does not requesting the demolition of the historic building.

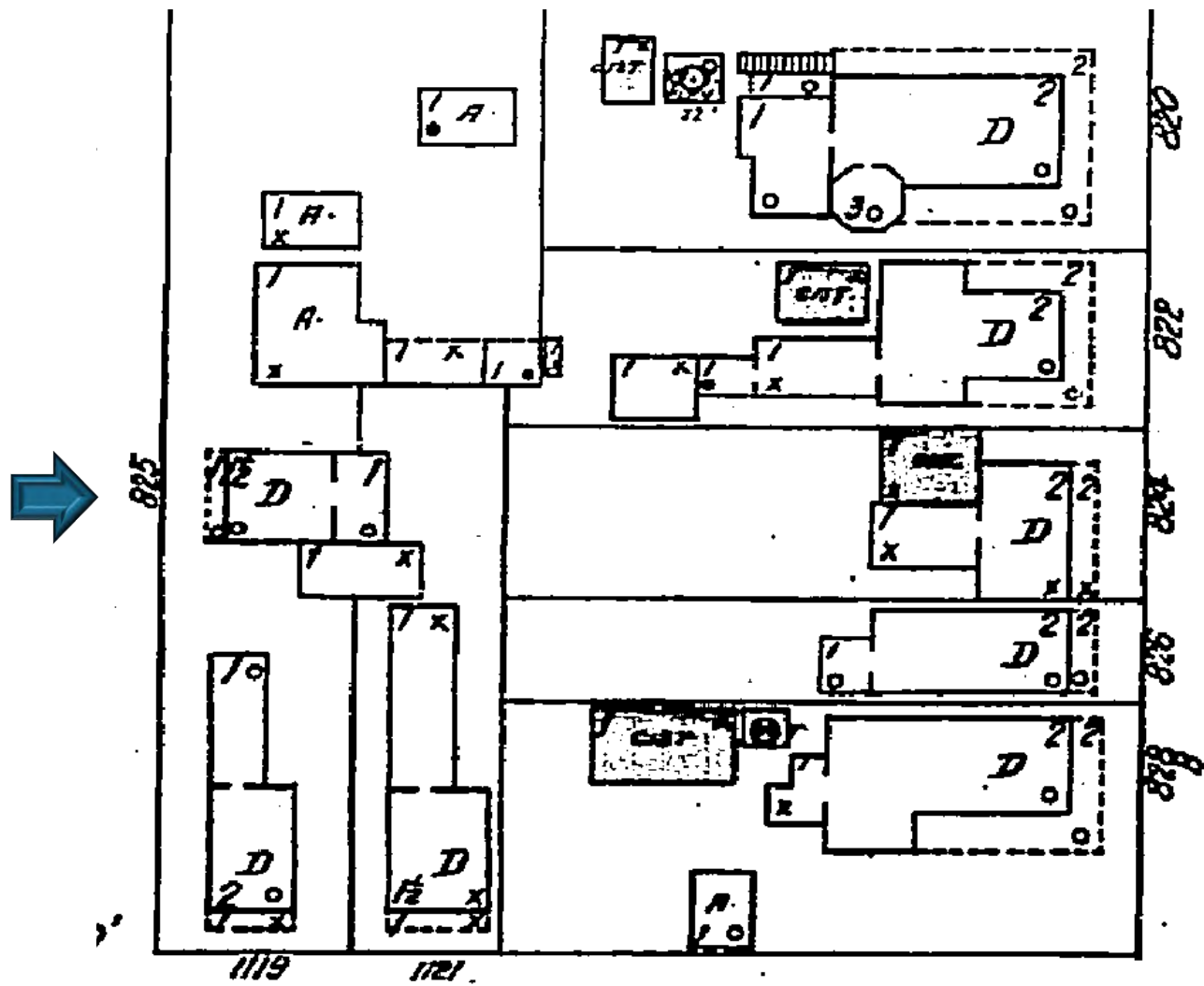
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

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

N/A

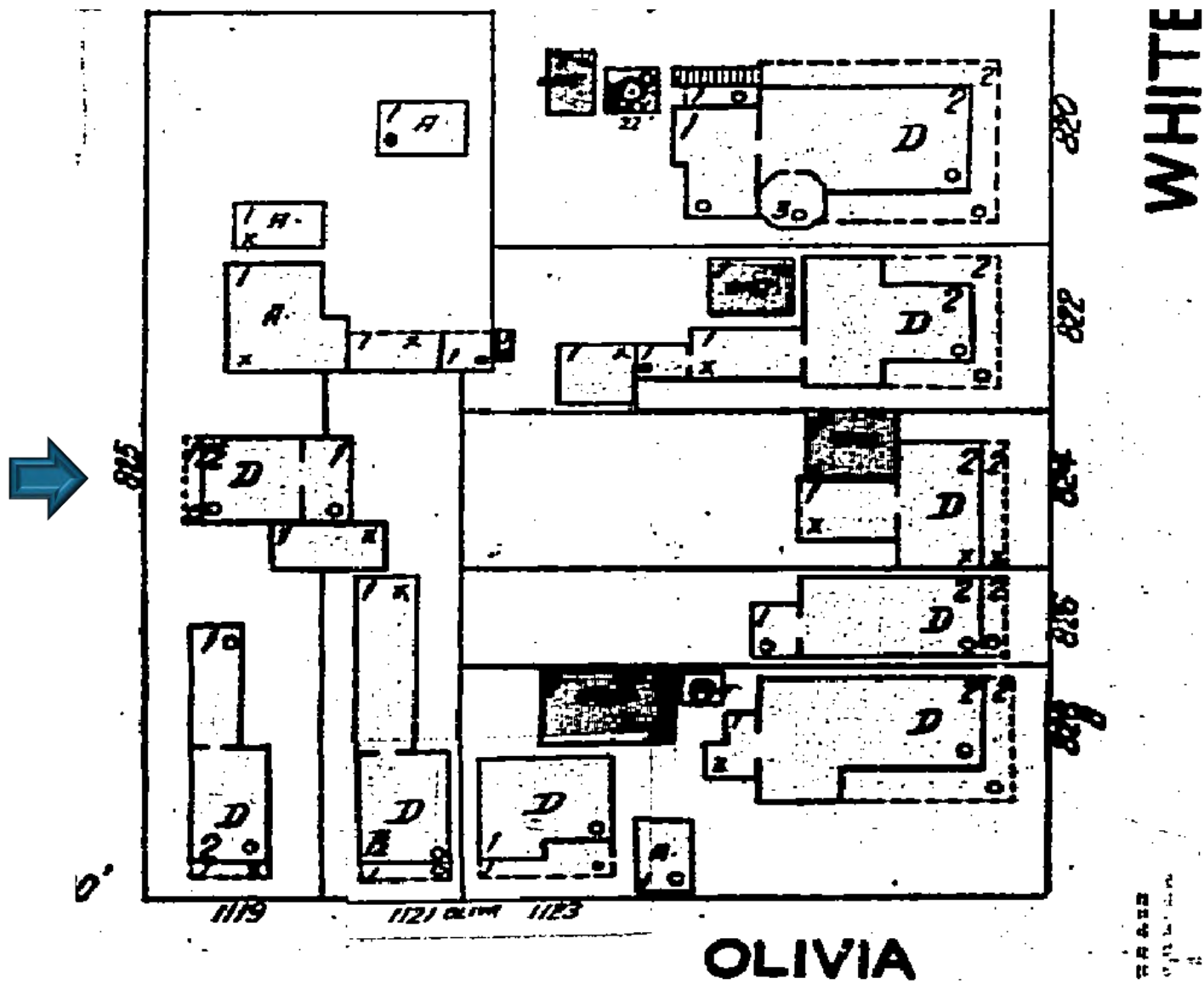
SANBORN MAPS



WHITI

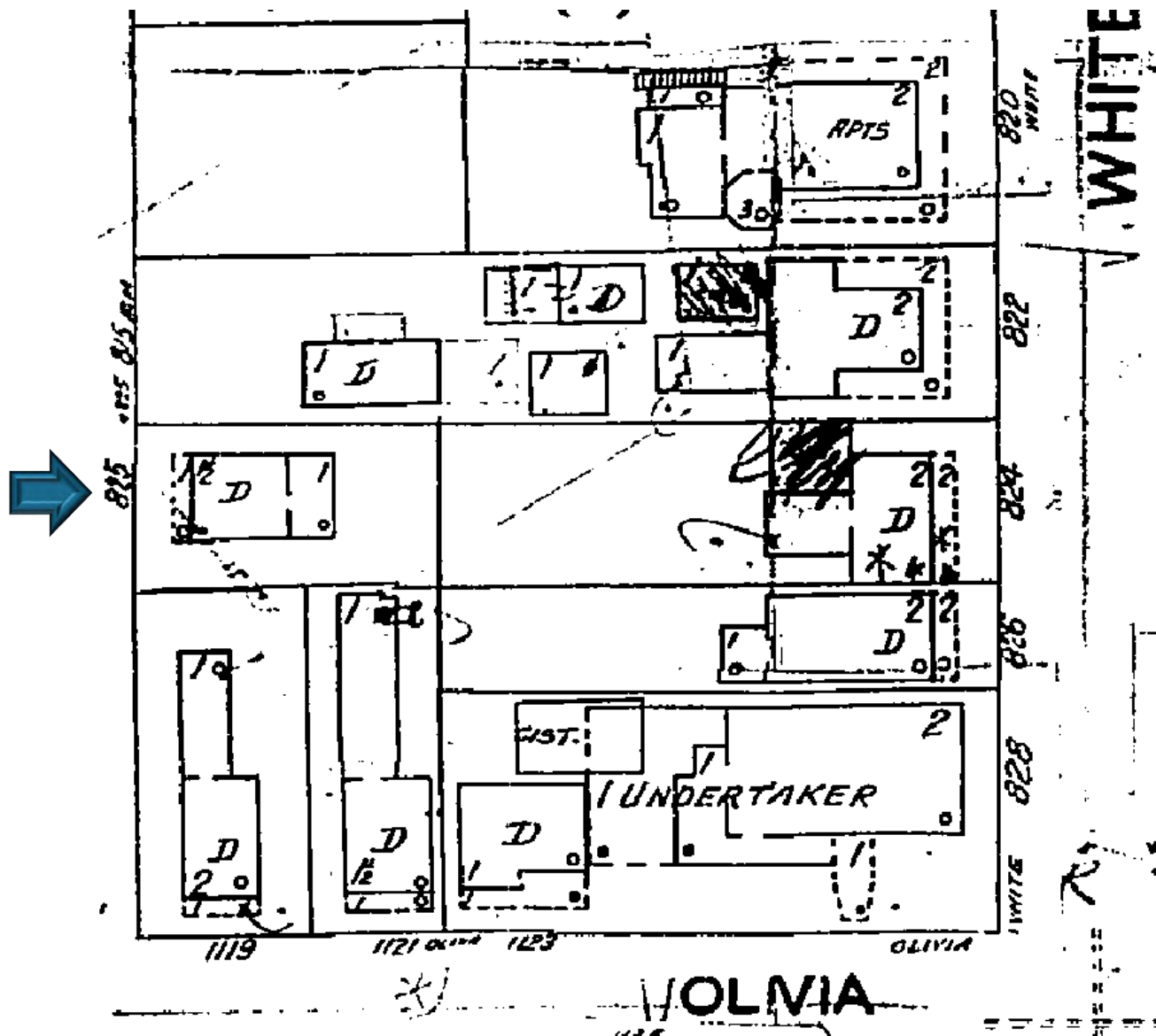
OLIVIA

1926 Sanborn Map



OLIVIA

1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



825 Ashe Street circa 1965. Monroe Conty Library.

825 ASHE ST
(FRONT VIEW)



825 ASHE ST
(REAR VIEW)



825 ASHE ST
(LEFT VIEW)



825 ASHE ST
(RIGHT VIEW)



SURVEY

MAP OF BOUNDARY SURVEY

PART OF TRACT 6
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
DELINEATED IN FEBRUARY, A.D. 1829
MONROE COUNTY, FLORIDA

ADDRESS:
825 ASHE STREET
KEY WEST, FLORIDA 33040

BEARING BASE:
SOUTHWESTERLY ALONG THE NORTH
PROPERTY LINE OF 825 ASHE STREET

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ABBREVIATIONS:
(C) = CALCULATED
CL = CENTERLINE
CLF = CHAINLINK FENCE
(D) = DEED
(F) = FIELD
(M) = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
ROL = ROOF OVERHANG LINE
SCO = SANITARY CLEAN-OUT
WM = WATER METER

SCALE:	1" = 10'
FIELD WORK DATE:	02/15/21
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	21010505

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 10'

LINE NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE

FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929
UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
ELEVATION: 3.91' NGVD 1929

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
0.2 PCT. ANNUAL CHANCE FLOOD HAZARD
BASE FLOOD ELEVATION: N/A NGVD 1929

LEGAL DESCRIPTION (Official Records Book 2428, Page 615):

On the Island of Key West and being a part of Tract 6, according to William A. Whitehead's map delineated in February, A.D., 1829, and more particularly described as follows: Commencing at a point on the Northeasterly side of Ashe Street, distant 78 feet from the corner of Ashe Street and Olivia Street and running thence along Ashe Street in a Northwesterly direction 38 feet and 4 inches; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southeasterly direction 38 feet, 4 inches; thence at right angles in a Southwesterly direction 66 feet to the point or place of beginning on the Northeasterly side of Ashe Street.

CERTIFIED TO:

MICHAEL D. KINDINGER AND SARAH A. KINDINGER


GENERAL NOTES

- 1.) 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 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.
- 2.) 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 ADDJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) 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.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE


REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: info@reecesurveying.com

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, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE 'B' HAS NOT BEEN PROVIDED.

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

SIGNED: 
 ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

PROPOSED DESIGN

HARC APPLICATION FOR 825 ASHE ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
825 ASHE ST,
KEY WEST, FL 33040

CLIENT:
MIKE KINDINGER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASHFADY, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGE MASHFADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71489

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

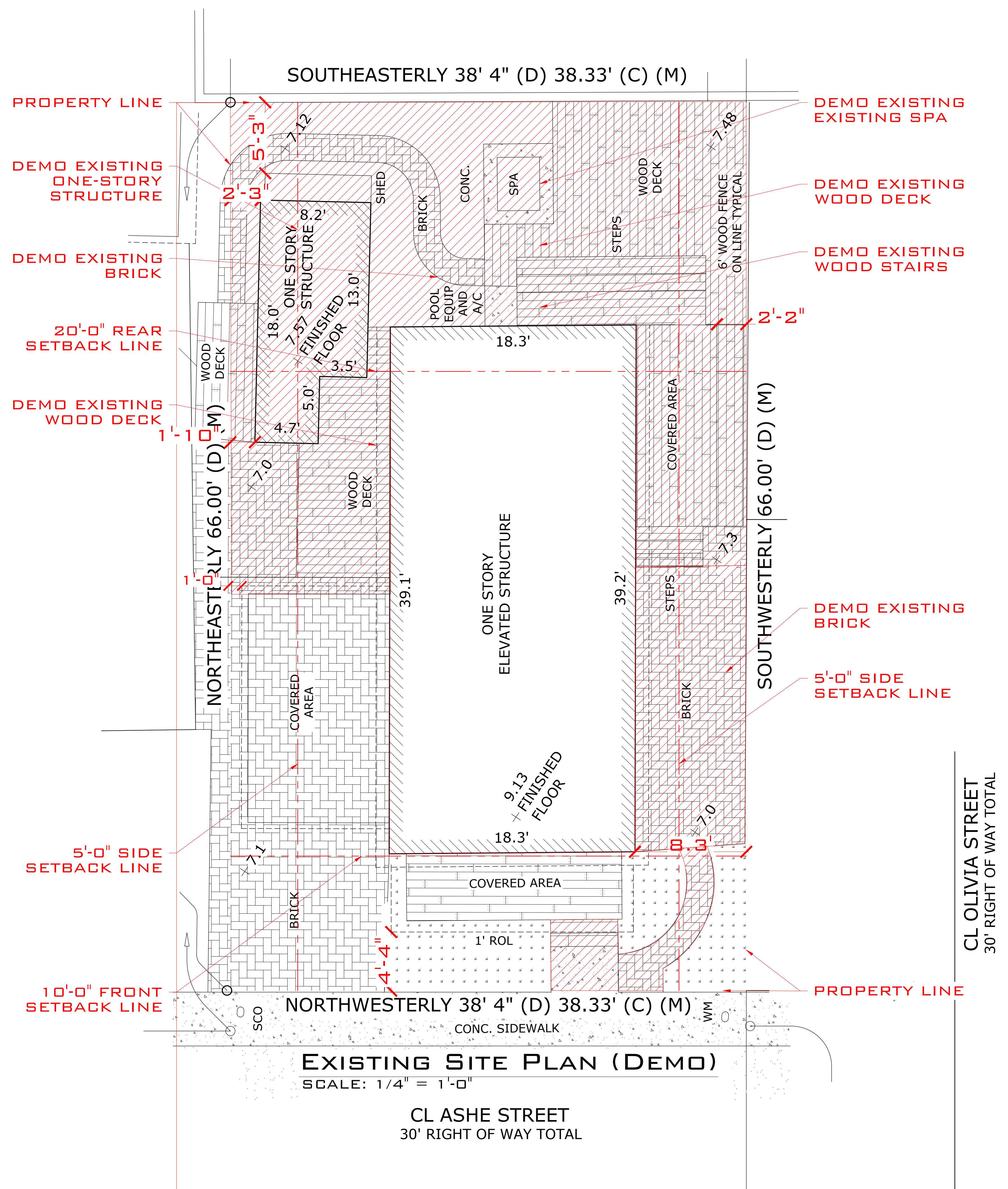
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: 825 ASHE ST

DATE: 825 ASHE ST,
KEY WEST, FL 33040
TITLE: COVER

DATE	BY	DATE	SCALE	REVISION
AS SHOWN	11/07/23	CA	SAM	
2306-05		B-100		1



EXISTING SITE PLAN (DEMO)

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

CL ASHE STREET
30' RIGHT OF WAY TOTAL

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SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71489

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

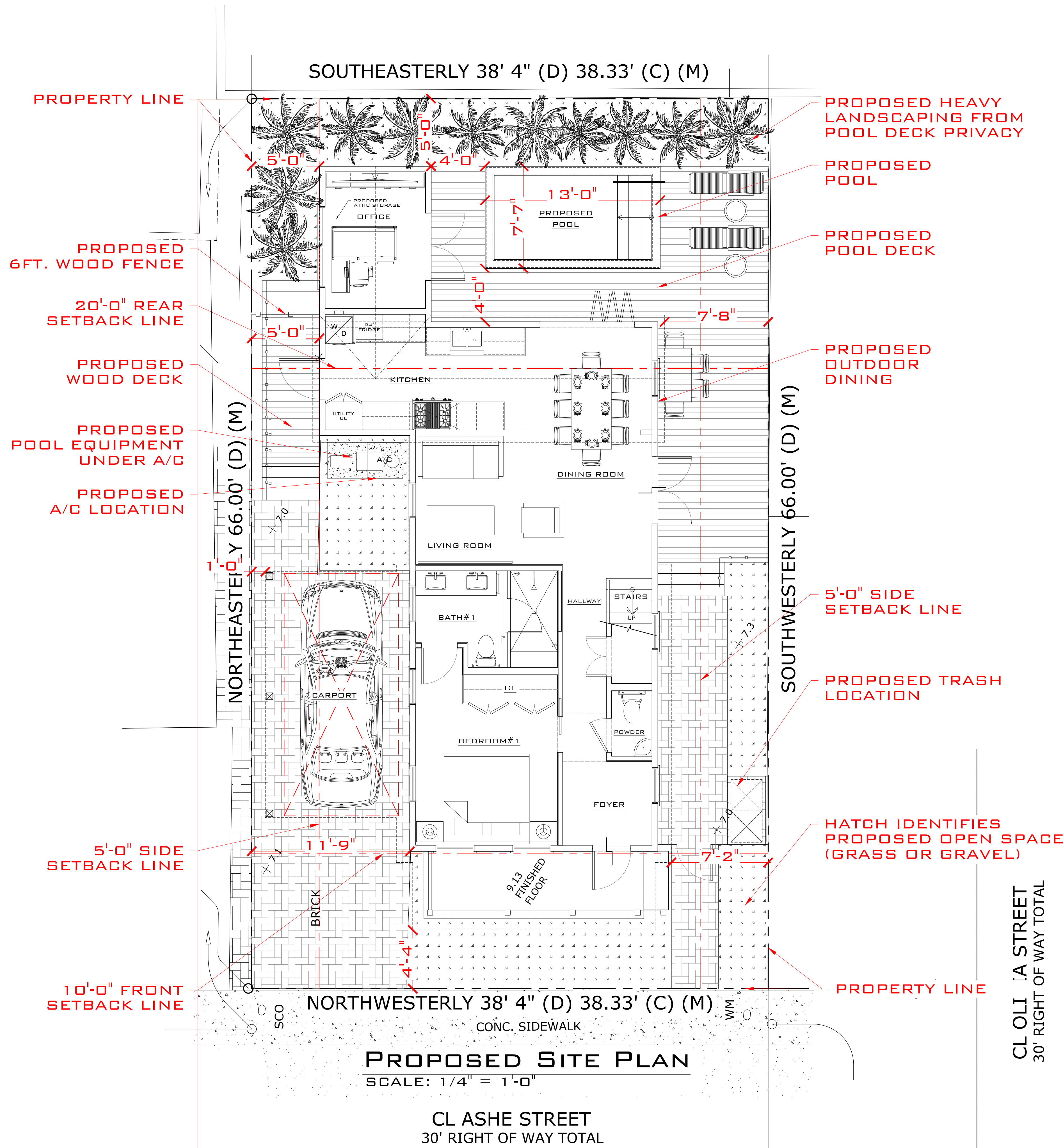
CLIENT: MIKE KINDINGER

PROJECT: 825 ASHE ST

DATE: 825 ASHE ST, KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN:	11/07/23	GA	SAM
PROJECT NO.:	2306-05	DWG NO.:	C-101
			1



SITE DATA:

TOTAL SITE AREA: ±2,530.00 SQ.FT
 LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
 FLOOD ZONE: X

SETBACKS

FRONT:
 REQUIRED: 10'-0"
 EXISTING: 4'-4"
 PROPOSED: NO CHANGES

LEFT SIDE:
 REQUIRED: 5'-0"
 EXISTING: 1'-10"
 PROPOSED: 5'-0" (IMPROVEMENT)

RIGHT SIDE:
 REQUIRED: 5'-0"
 EXISTING: 2'-2"
 PROPOSED: 7'-2" (IMPROVEMENT)

REAR:
 REQUIRED: 20'-0"
 EXISTING: 5'-3"
 PROPOSED: 5'-0" (VARIANCE REQUIRED)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,518.0 SQ.FT.)
 EXISTING: 69.2% (±1,752.7 SQ.FT.)
 PROPOSED: 63.5% (±1,607.5 SQ.FT.) (IMPROVEMENT)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (1,265.0 SQ.FT.)
 EXISTING: 48.5% (±1,228.9 SQ.FT.)
 PROPOSED: 45.5% (±1,152.7 SQ.FT.) (IMPROVEMENT)

OPEN SPACE MINIMUM:

REQUIRED: 35% (885.5 SQ.FT.)
 EXISTING: 13.1% (±331.4 SQ.FT.)
 PROPOSED: 19.7% (±498.9 SQ.FT.) (IMPROVEMENT)

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STATE OF FLORIDA
LICENSE NO. 71289

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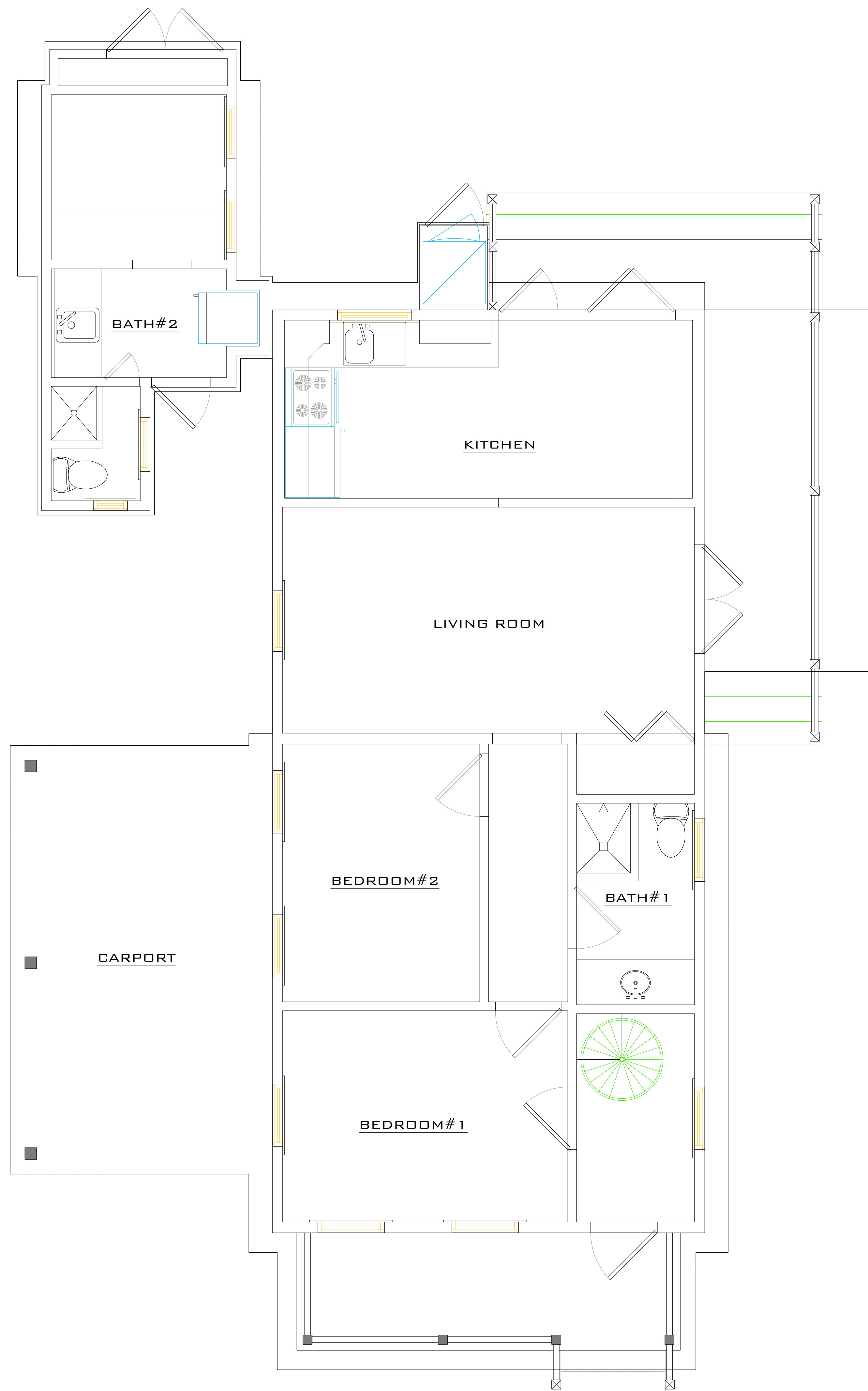
REV	DESCRIPTION	BY	DATE
01	FINAL		

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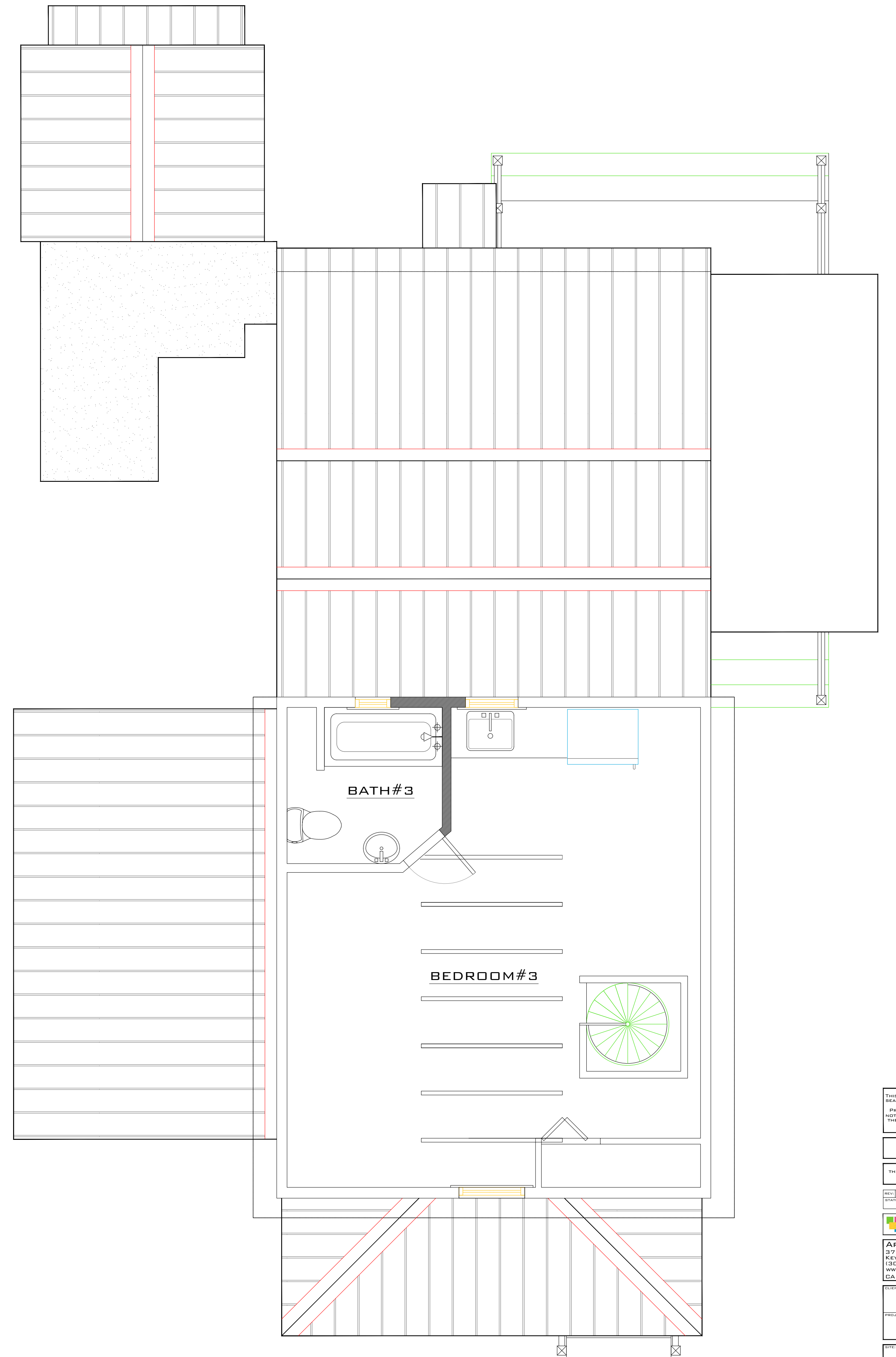
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KEY WEST, FL 33040
(305) 304-3512
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CA # 30835

CLIENT: MIKE KINDINGER
PROJECT: B25 ASHE ST.
SITE: B25 ASHE ST., KEY WEST, FL 33040
TITLE: PROPOSED SITE PLAN

DATE	BY	DATE	SCALE	DESCRIPTION
2306-05		11/07/23	CA	SAM
			C-102	1



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



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

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71489

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01	FINAL		

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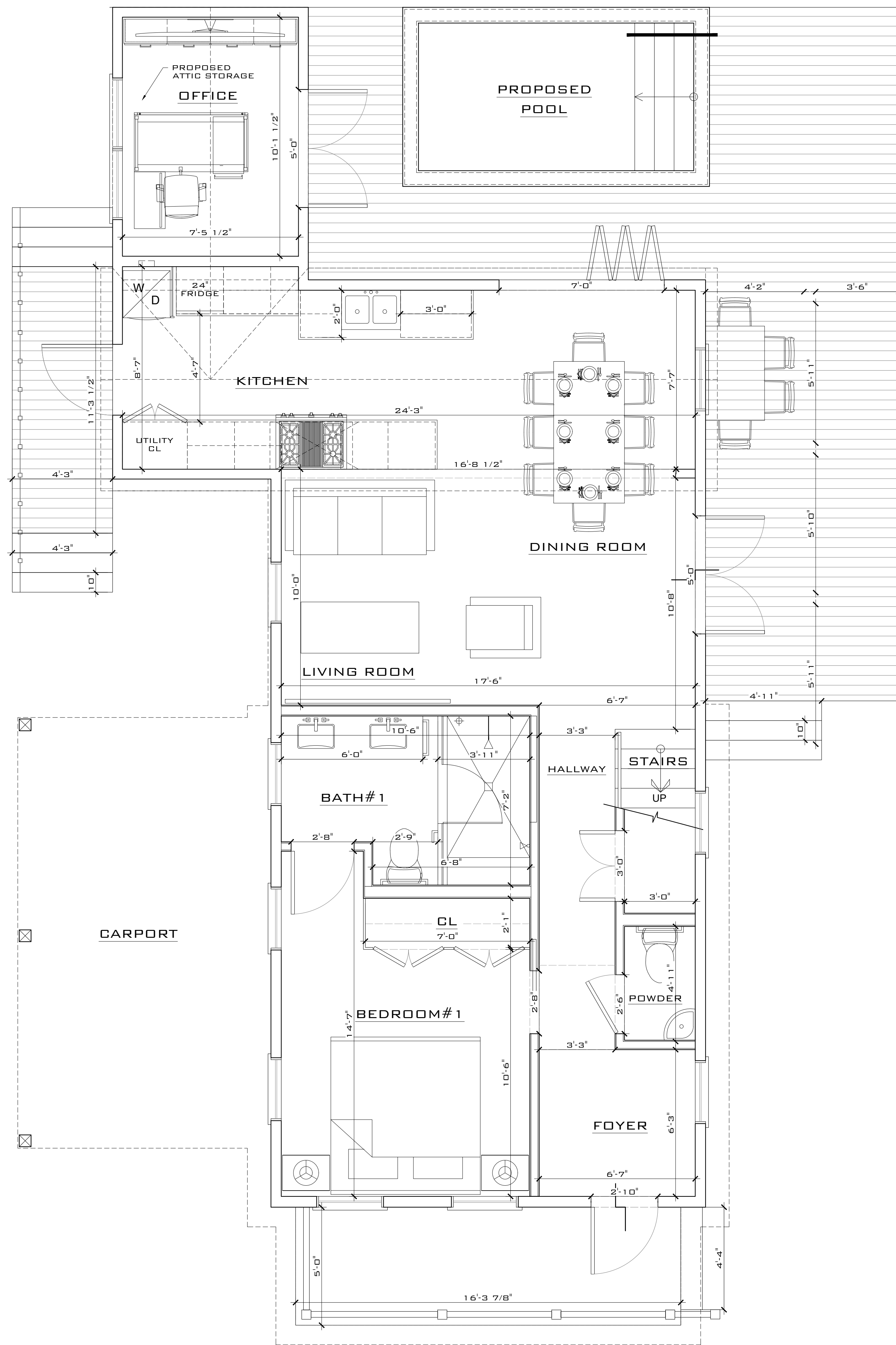
CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

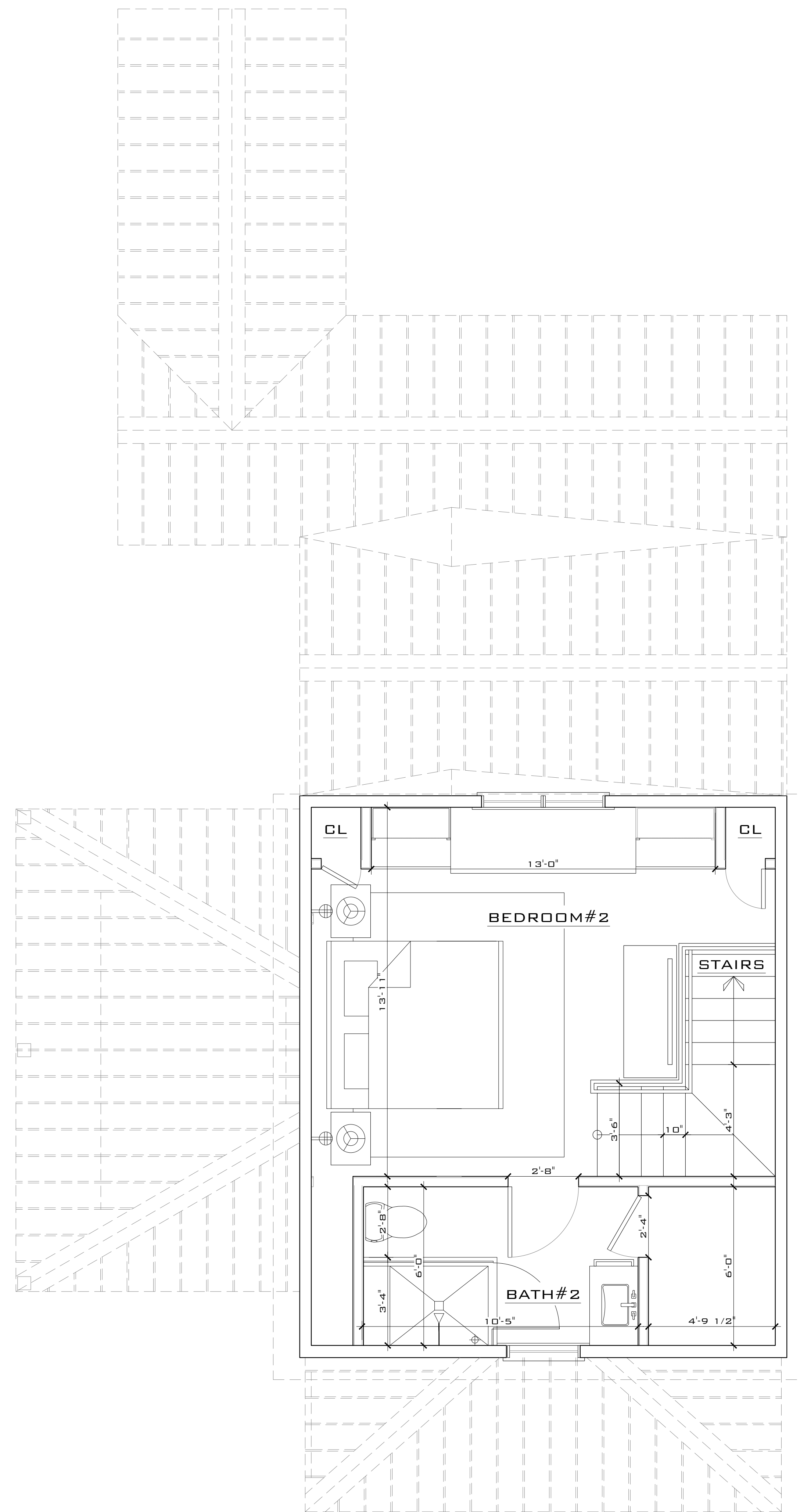
DATE: B25 ASHE ST,
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

DATE OF TITLE	DATE	DRAWN	CHECKED
AS SHOWN	11/07/23	DA	SAM
PROJECT NO.	2306-05	NO. OF SETS	A-101
			1



PROPOSED 1ST FLOOR PLAN
SCALE: 3/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST, KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	11/07/23	CA	SAM		
2306-05	A-102				1



EXISTING FRONT ELEVATION

SCALE: 3/8" = 1'-0"



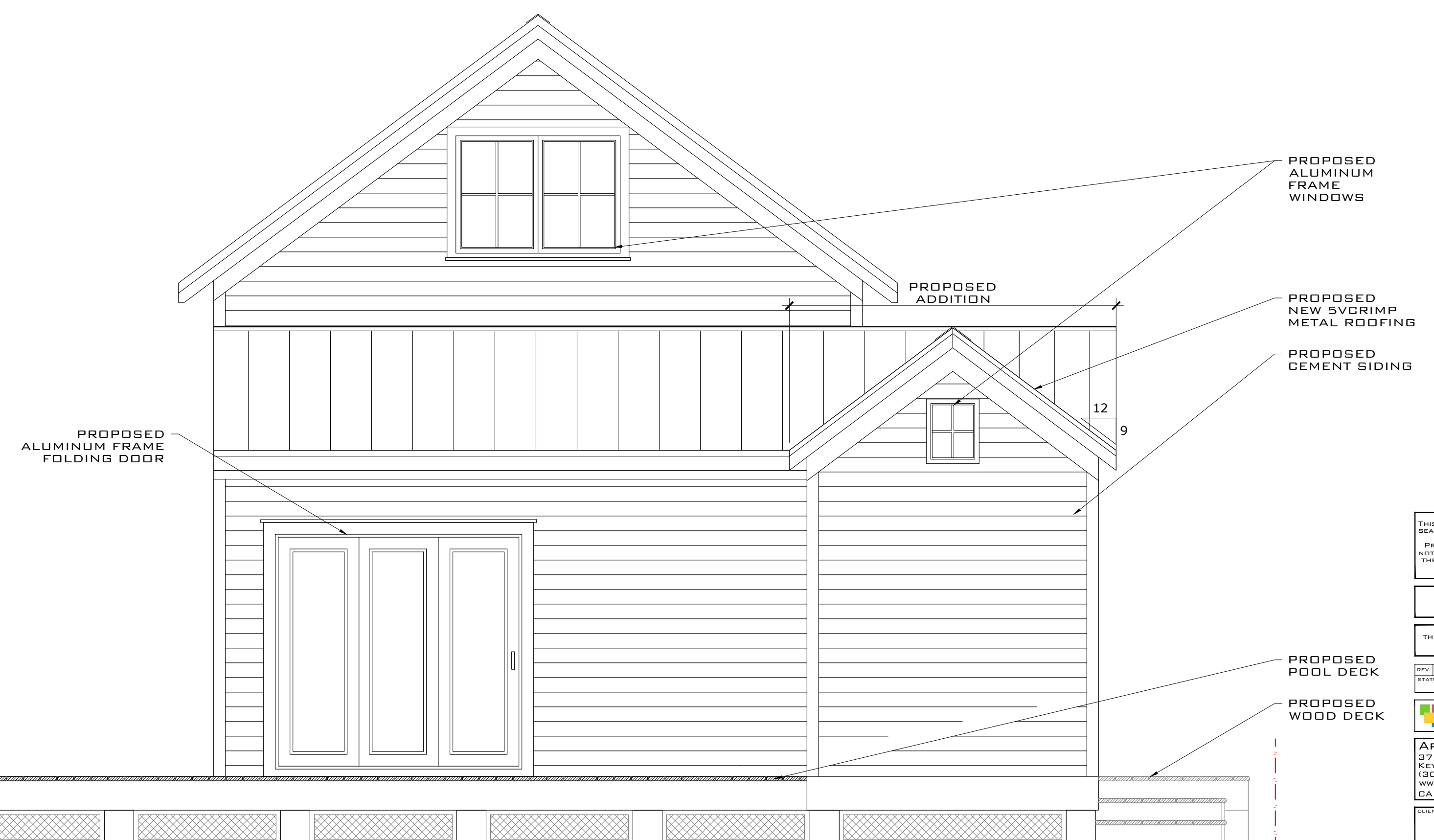
EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

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STATE OF FLORIDA
LICENSE NO. 71489

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KEY WEST, FL 33040
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CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE OF ISSUE: 11/07/23
AS SHOWN: CA
PROJECT NO.: 2306-05
DRAWING NO.: A-103
SHEET NO.: 1



EXISTING LEFT ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 3/8" = 1'-0"

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STATE OF FLORIDA
LICENSE NO. 71489

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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	CHECKED
AS SHOWN	11/07/23	CA	SAM
PROJECT NO.	2306-05	DRAWING NO.	A-104
		REVISION	1



EXISTING RIGHT ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 3/8" = 1'-0"

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
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(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE	BY	CHECKED	DATE
AS SHOWN	11/07/23	CA	SAM
2306-05	A-105		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE AND REAR ADDITION REPLACEMENT. NEW POOL AND DECK. DEMOLITION OF REAR ADDITION. DEMOLITION OF ACCESSORY STRUCTURE.

#825 ASHE STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0044

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, 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: 825 ASHF ST on the 12 day of DECEMBER, 2023.

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 DECEMBER 19TH, 2023.

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 H2023-0044.

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

Signed Name of Affiant:

SERGE MASHTANOV

Date: 12/12/2023

Address: 3710 N. ROOSEVELT BLVD

City: Key West, FL

State, Zip: 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

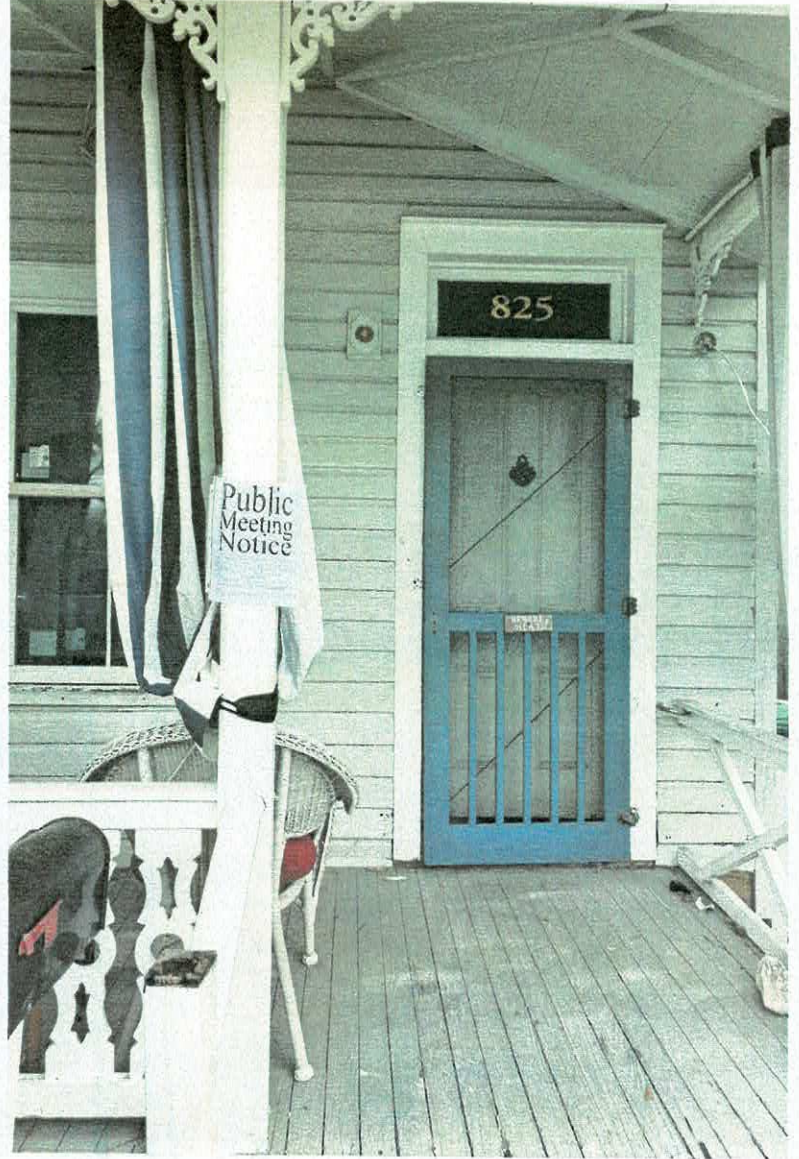
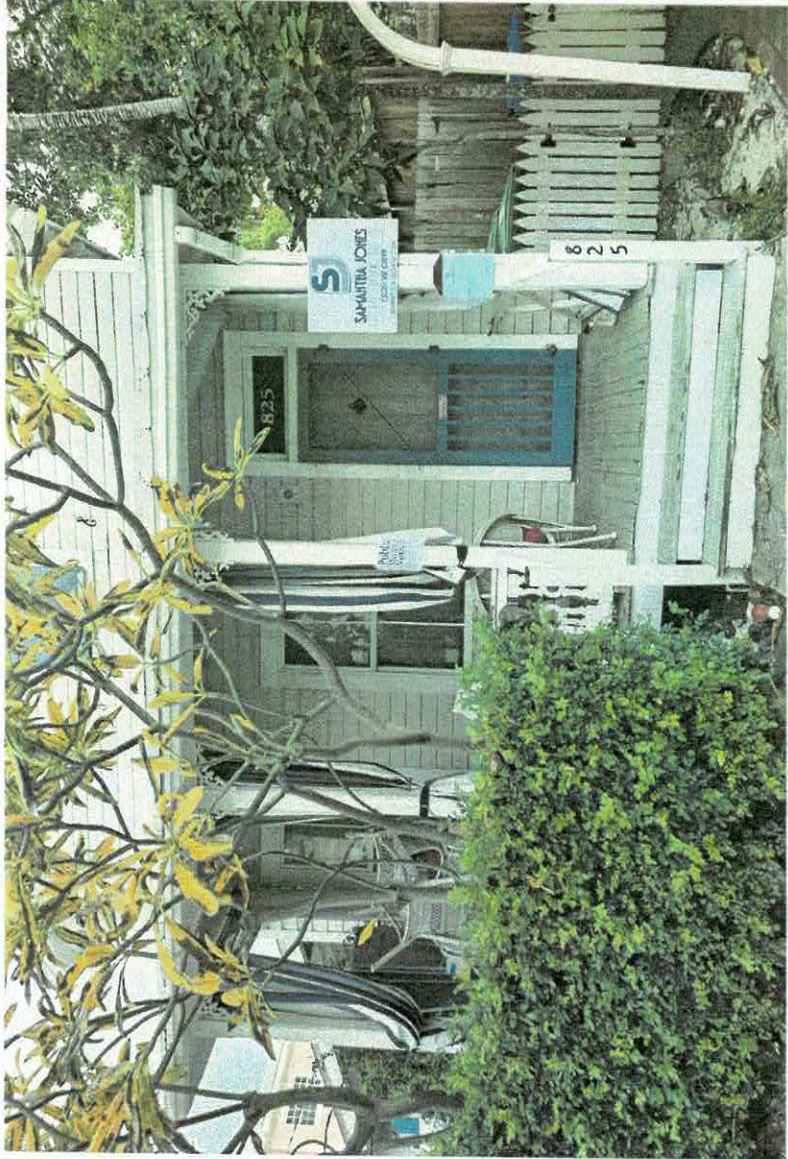
NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00022300-000000
Account# 1023086
Property ID 1023086
Millage Group 10KW
Location Address 825 ASHE St, KEY WEST
Legal Description KW PT LOT 2 SQR 4 TR 6 OR359-313/14 OR1024-1927 OR1036-2362 OR1036-2361 OR1120-850/51 OR1390-1284 OR1490-1751/56 OR1502-272/74 OR1833-681/82 OR2428-615
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

KINDINGER MICHAEL D 825 Ashe St Key West FL 33040	KINDINGER SARAH A 825 Ashe St Key West FL 33040
---	---

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$228,757	\$231,386	\$203,435	\$207,956
+ Market Misc Value	\$5,330	\$5,330	\$5,330	\$5,330
+ Market Land Value	\$967,725	\$619,344	\$405,799	\$369,026
= Just Market Value	\$1,201,812	\$856,060	\$614,564	\$582,312
= Total Assessed Value	\$743,622	\$676,020	\$614,564	\$582,312
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,201,812	\$856,060	\$614,564	\$582,312

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$405,799	\$203,435	\$5,330	\$614,564	\$614,564	\$0	\$614,564	\$0
2020	\$369,026	\$207,956	\$5,330	\$582,312	\$582,312	\$0	\$582,312	\$0
2019	\$348,381	\$175,712	\$5,330	\$529,423	\$529,423	\$0	\$529,423	\$0
2018	\$319,994	\$184,723	\$5,330	\$510,047	\$510,047	\$0	\$510,047	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,530.00	Square Foot	39.3	66

Buildings

Building ID	1700	Exterior Walls	ABOVE AVERAGE WOOD with 10% WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1998	Roof Type	GABLE/HIP
Finished Sq Ft	854	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	236	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	220	0	62
FHS	FINISH HALF ST	378	0	78
FLA	FLOOR LIV AREA	854	854	236
OPF	OP PRCH FIN LL	80	0	42
PTO	PATIO	450	0	110
SBU	UTIL UNFIN BLK	16	0	20
TOTAL		1,998	854	548

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	264 SF	1
WOOD DECK	1984	1985	0 x 0	1	108 SF	1
FENCES	1999	2000	8 x 209	1	1672 SF	2
WATER FEATURE	2002	2003	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/18/2009	\$590,000	Warranty Deed		2428	615
9/18/2002	\$405,000	Warranty Deed		1833	0681
3/1/1998	\$150,000	Warranty Deed		1502	0272

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
23-1602	6/2/2023		\$3,500	Residential
05-4825	2/7/2006	7/5/2006	\$4,900	
05-4827	2/3/2006	7/5/2006	\$800	
05-0306	2/2/2005	7/5/2006	\$250	
04-0179	1/28/2004	6/22/2004	\$4,000	
03-3010	12/18/2003	6/22/2004	\$1,500	
03-3854	11/7/2003	6/22/2004	\$2,200	
03-3777	10/30/2003	6/22/2004	\$3,500	
03-3010	10/8/2003	6/22/2004	\$18,000	
03-3485	10/6/2003	6/22/2004	\$800	
03-3010	8/26/2003	6/22/2004	\$18,000	
03-2293	7/7/2003	7/21/2003	\$2,200	
04-0179	3/23/2003	6/22/2004	\$900	
00-2168	8/10/2000	10/18/2002	\$1,000	
99-1030	3/24/1999	8/17/1999	\$800	
98-3253	10/21/1998	8/7/1999	\$150	
98-1059	4/29/1998	4/20/2000	\$8,600	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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](#)
Last Data Upload: 8/10/2023, 3:10:42 AM

[Contact Us](#)

