



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 23, 2020

Applicant: Artibus Design

Application Number: H2020-0018

Address: #216 Eanes Lane

Description of Work:

New accessory structures at rear of historic house. Rear roof addition to main house.

Site Facts:

The property at 216 Eanes Lane is listed as historic and contributing to the Key West Historic District. The lot contains a one-story frame vernacular residence, built circa 1943, according to our survey. Sanborns indicate that the structure was there as early as 1912, with expansion occurring sometime between 1948 and 1962. An application for renovations and a new addition on the side of the house was approved by HARC in November of 2015.

Guidelines and SOIS Cited on Review:

- Guidelines for Additions and Alterations on Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 13, 14, 19 and 26.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 12, 13, 14 and 18.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 9, 10 and 11.

Staff Analysis:

This application proposes the construction of two accessory structures in the rear yard of an existing historic building, a rear roof addition to the historic building, and a deck.

The first accessory structure is to be a 202 square foot, wood frame pool house. The pool house is to have a flat roof with a faux-gable parapet on the front elevation. It will reach a height of 13 feet 1 inch, not including the height of the deck on which it will sit. The pool house is to utilize cementitious siding and aluminum impact doors and windows. The second accessory structure is to be a 279.84 square foot, wood frame pergola. It will reach a height of about 10 feet, not including the height of the deck on which it will sit. The pergola is proposed to be painted white.

The rear roof addition was previously part of an application that was approved by HARC in 2015. This particular part of that proposal was never built. Since that approval has since expired, the applicant is now including the rear roof addition in this current application. The configuration is similar to the 2015 proposal: a 130.5 square foot roof structure with three columns and a flat, TPO membrane roof.

The pool deck is proposed to be +/-22 inches from grade.

Consistency with Cited Guidelines and SOIS:

Staff finds the proposed pool house and pergola are inconsistent with the cited guidelines for Outbuildings, as well as the cited guidelines for New Construction.

According to guideline #1 under Outbuildings, “Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.” Staff feels that the proposed pool house and pergola are not compatible with the existing historic house in detailing, style, height or scale. While the two accessory structures do not exceed the principal building’s ridgeline, the height and scale read somewhat large in relation to the historic house due to the elevation of the structures on the proposed deck. Guideline #4 under Outbuildings reads, “The design of new outbuildings must be complimentary to the existing streetscape if they are visible from the public right-of-way.” The proposed accessory structures will be visible from the right-of-way, and staff feels that the detailing and style—especially that of the proposed faux-gable parapet on the pool house—are out of place in relation to the historic house, as well as the streetscape. Guidelines #10 under Outbuildings states that a feature such as a pergola “will be reviewed on a case-by-case basis,” and guideline #11 goes on to say, “location of gazebos or other outbuildings is an important consideration and approval may be denied if the siting is deemed inappropriate or intrusive.” Staff feels that the proposed siting of the pergola may be too visible from the streetscape.

Guideline #1 under New Construction starts, “Acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block,” and continues, “New buildings shall not overshadow the historic properties around it.” Staff feels that the proposed pool house and pergola appear out of scale and character to the surrounding historic structures. The total height of the proposed pool house, including the deck and grade heights, is currently taller than the historic/contributing house next door at 220 Eanes Lane (as you can see

from the streetscape views provided on sheet A-106). Accessory structures in this area of the district tend to be of smaller scale, not exceeding the height of neighboring historic buildings. The proposed faux-gable parapet on the pool house is not a roof form that is in keeping with the character of the district, as parapet roofs are more typical of commercial structures. Furthermore, the proposed pergola is relatively visible from the streetscape, which is not a typical siting condition for a historic house in the district.

Staff finds the proposed rear roof structure meets the cited guidelines for Additions and Alterations. Staff also finds no inconsistencies with the proposed deck.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	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:	216 Eanes Ln	
NAME ON DEED:	Kent A Lefner, Lisa L Lefner	PHONE NUMBER (312) 213-6648
OWNER'S MAILING ADDRESS:	216 Eanes Ln	EMAIL lisavlefnr@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 05/27/20

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Construction of New Accessory Structure (Pool House) and Pergola in the rear yard of the existing historic building. Gross floor area of accessory structure +/- 202 sq.ft. Wood frame with flat roof Wood frame pergola +/- 13.2ftx21.2ft.
MAIN BUILDING: Addition of low pitched roof to the rear elevation of the main building. +/-9ftx14.5ft (130.5 sq.ft)
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): No demolition is proposed.

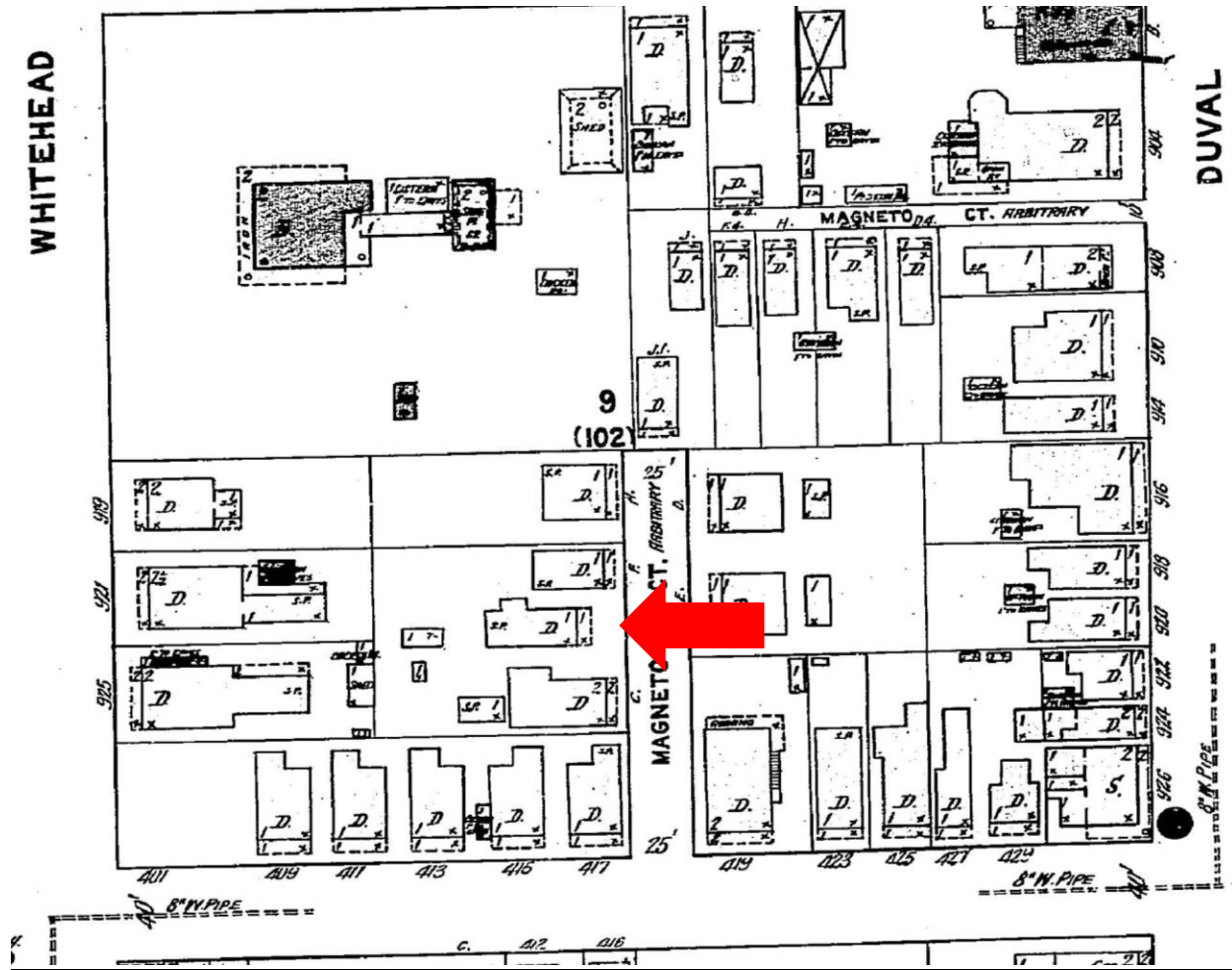
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Accessory structures are proposed as described above.	
PAVERS: Pervious Pavers for driveway HARC approved style and color. Contractor shall submit samples for approval.	FENCES: 6ft wood picket fence is proposed with pool compliant gate.
DECKS: Wood frame deck +/- 22" above grade	PAINTING: Colors matching principle structure paint over cement siding and trim.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): Pool under different permit not part of this scope.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C minisplit condenser unit shall be located behind pool feature wall, on deck level	OTHER:

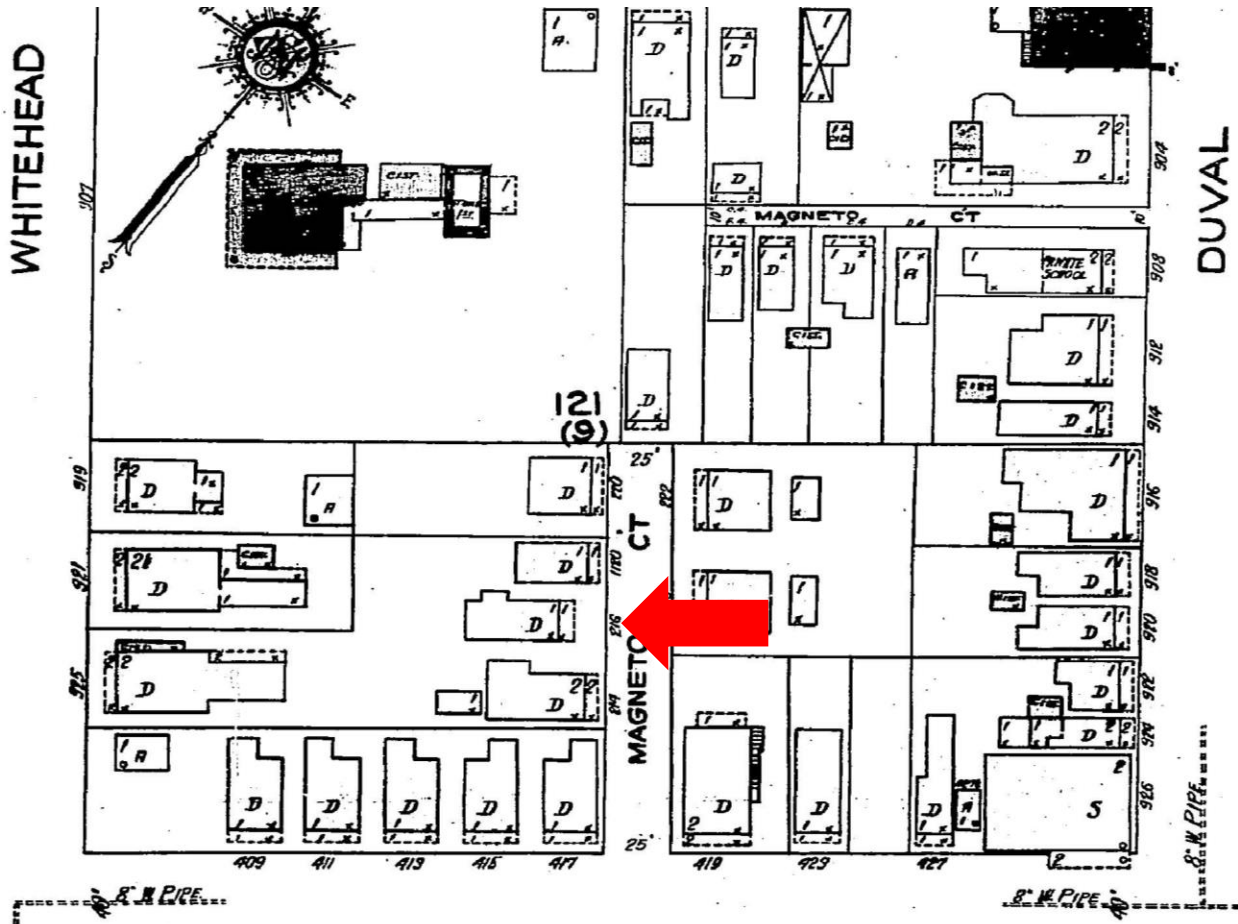
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

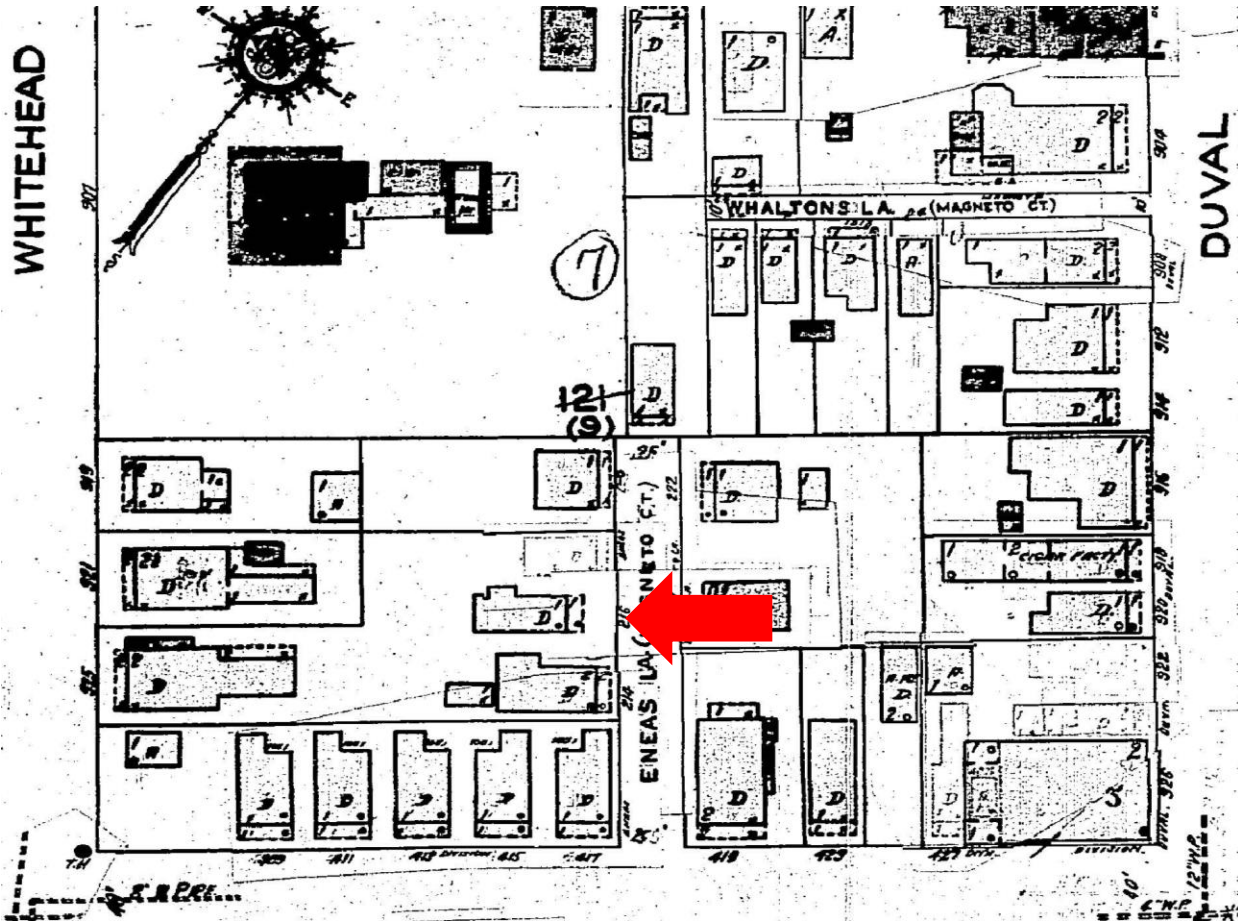
SANBORN MAPS



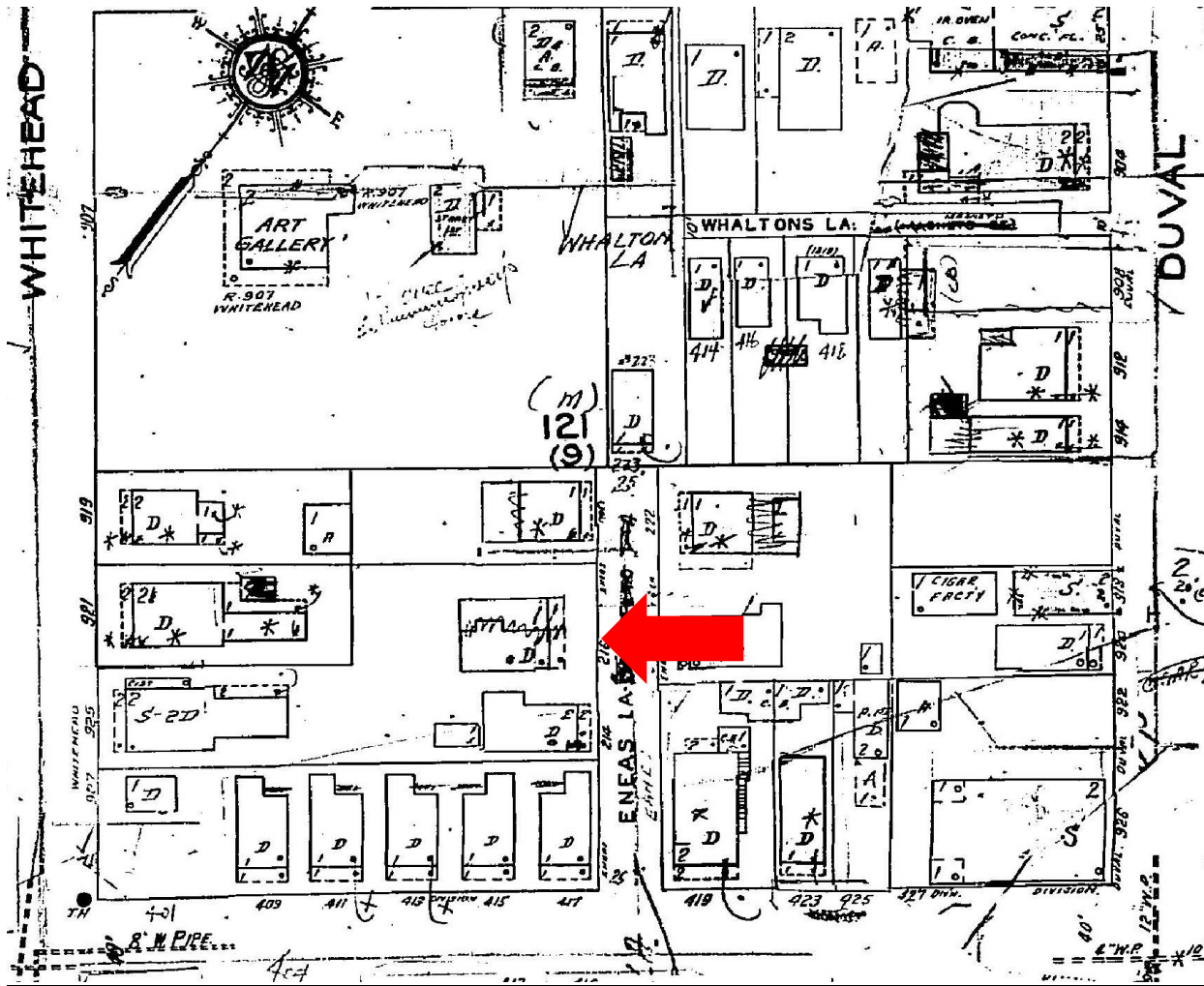
1912 Sanborn Map indicating 216 Eanes Lane (Magneto Court).



1926 Sanborn Map indicating 216 Eanes Lane (Magneto Court).

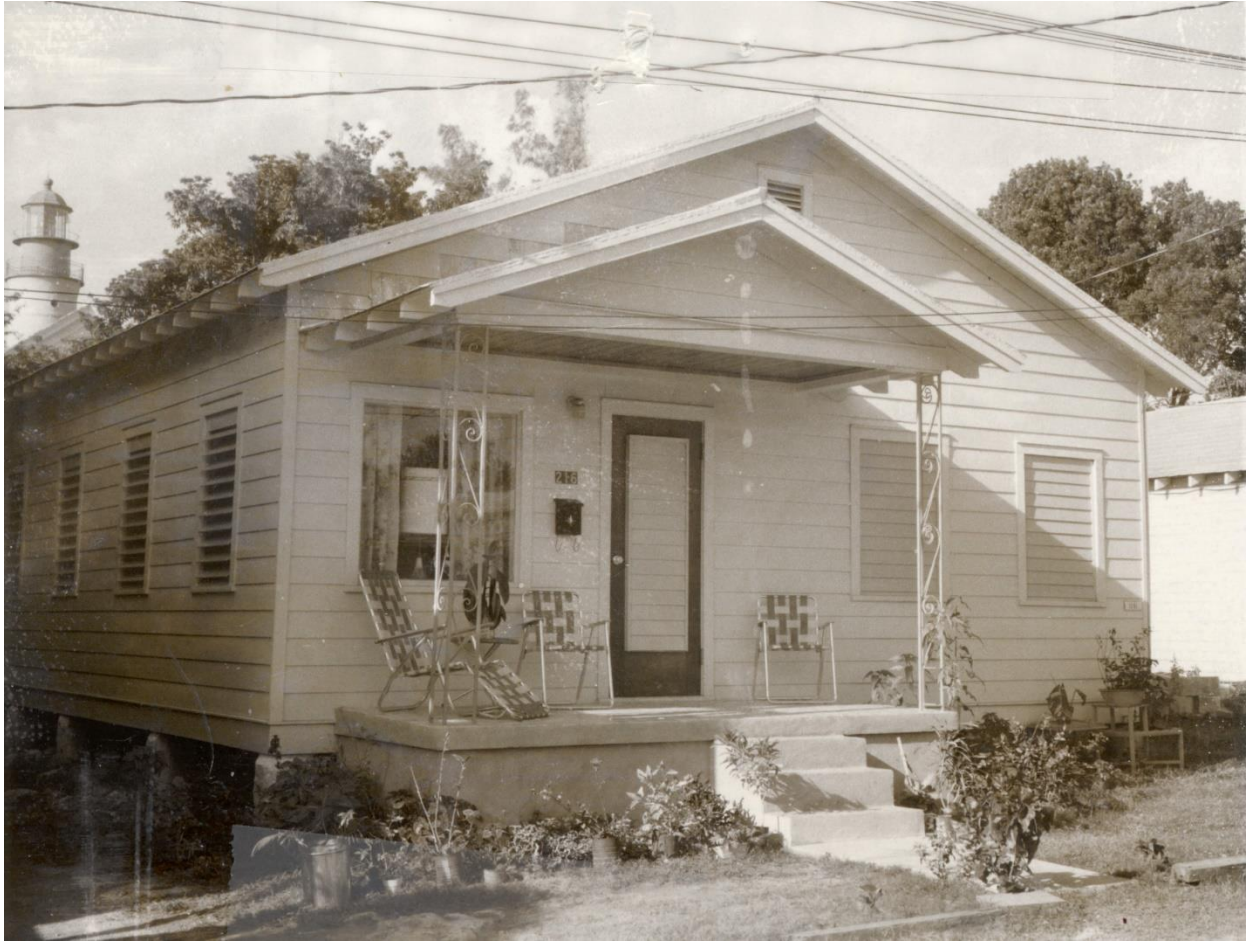


1948 Sanborn Map indicating 216 Eanes Lane (Eneas Lane).



1962 Sanborn Map indicating 216 Eanes Lane (Eneas Lane).

PROJECT PHOTOS



Historic photo of 216 Eanes Lane from 1965.



PHOTO OF EXISTING FRONT ELEVATION
SCALE: NTS



PHOTO OF EXISTING REAR ELEVATION
SCALE: NTS



PHOTO OF EXISTING YARD WHERE
ACCESSORY STRUCTURE IS PROPOSED
SCALE: NTS

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N35°07'50"W ASSUMED
ALONG THE CENTERLINE OF
EANES LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

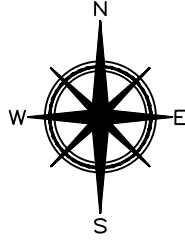
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
216 EANES LANE
KEY WEST, FL 33040

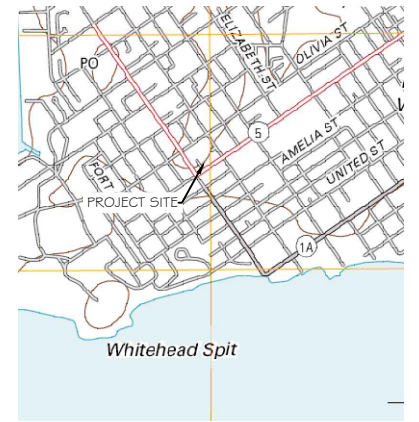
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X

LEGEND

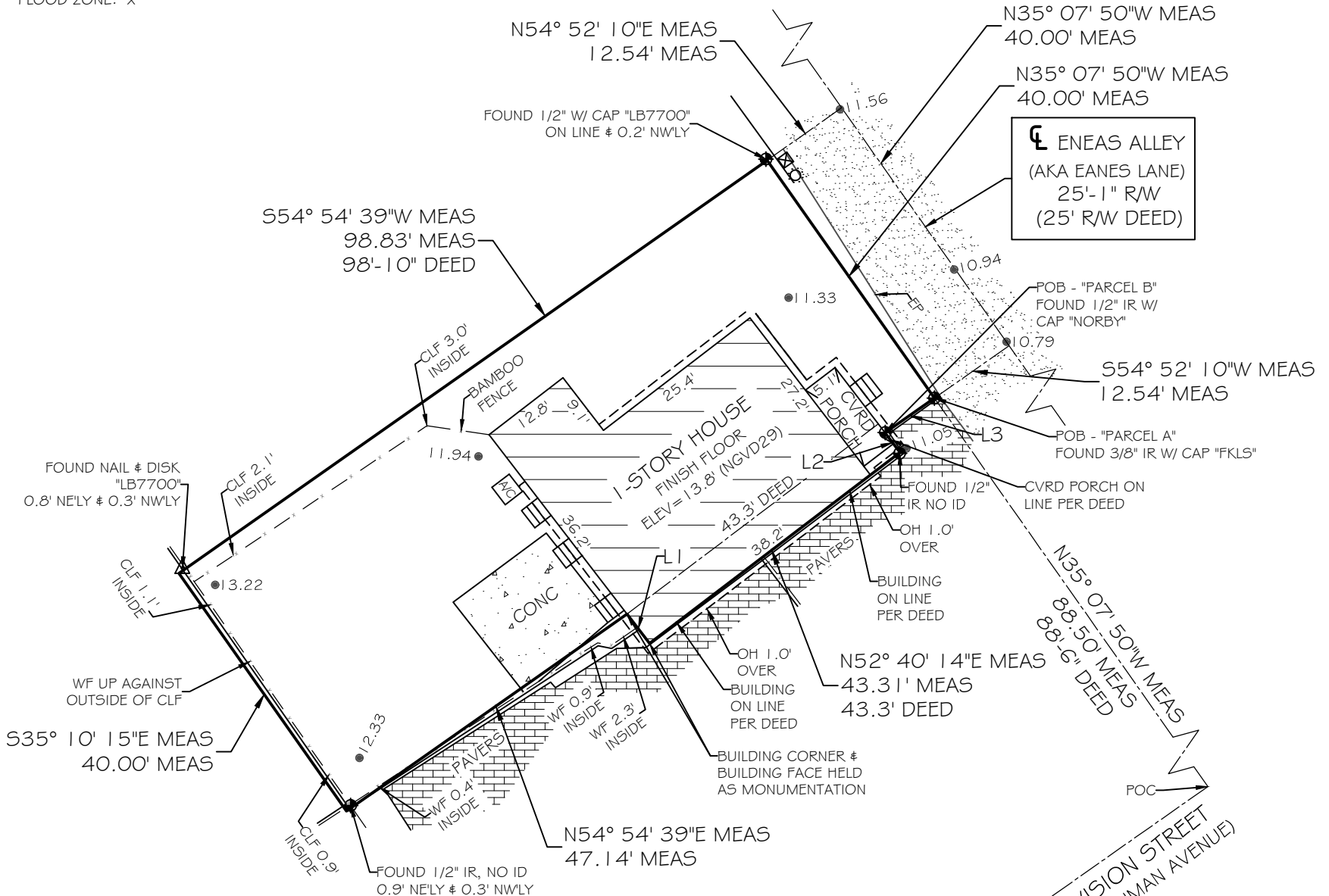
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- X.XX - SPOT GRADE ELEVATION (TYPICAL)



ASSUMED



LOCATION MAP - NTS
SEC. 06-T685-R25E



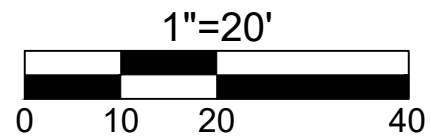
NOTES:

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "U267" (P.I.D. AA0018), ELEVATION= 111.63' (NGVD 1929).

TOTAL AREA = 4,135.89 SQFT±

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.7' DEED 5.08' MEAS	S37° 34' 35"E MEAS
L2	3.9' DEED 3.38' MEAS	N37° 31' 27"E MEAS
L3	9.0' DEED 8.31' MEAS	N54° 54' 39"E MEAS



THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -

Kent & Lisa Lefner;

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.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | R/W = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PCP = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PK = PARKING METER | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCC = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
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| FOL = FENCE ON LINE | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	01/29/2020
MAP DATE	02/20/2020
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
JOB NO.:	20-118

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

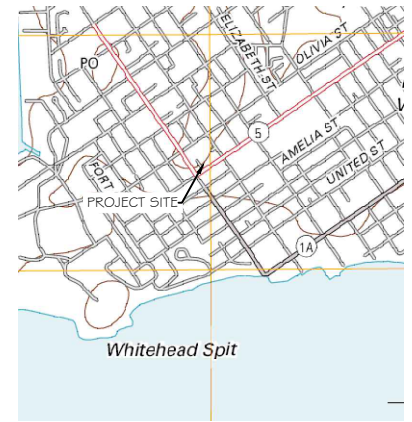
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION -

"PARCEL A"

All of that certain piece or parcel of land described in a Subdivision of lots Three (3) and Four (4) in Square Nine (9) of Tract Four (4) as recorded in Book "L" of Deeds of Page 130 of Monroe County, Florida Records, and as a part of lots Twelve (12) and Thirteen (13) of said Subdivision, being more particularly described as following: Commencing at a point on the Southwest side of an alley way twenty-five (25) feet wide and known as "Eneas Alley" which said point is eighty-eight (88) feet and Six (6) inches from the corner of Division Street (Truman Avenue) and said Alley and running thence along the Southwest side of said Alley in a Northwesterly direction Forty (40) feet; thence at right angles in a Southwesterly direction ninety-eight (98) feet and Ten (10) inches; thence at right angles in a Southeasterly direction Forty (40) feet; thence a right angles in a Northeasterly direction ninety-eight (98) feet and Ten (10) inches back to the Point of Beginning of Eneas Alley.

"PARCEL B" - AND ALSO

A parcel of land on the Island of Key West and known as a part of lot 12 of a subdivision of lots 3 and 4 in Square 9 of Tract 4, recorded in Deed Book "L", Page 130, of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows: COMMENCE at the intersection of the Northwesterly right of way boundary line of Truman Avenue with the Southwesterly right of way boundary line of an alley way, known as Eneas Lane, and running thence in a Northwesterly direction along said Eneas Lane for a distance of 88.5 feet; thence at right angles in a Southwesterly direction for a distance of 9.0 feet to the Northeasterly face of an existing frame structure said point also being known as the Point of Beginning, thence continue in a Southwesterly direction for a distance of 43.3 feet to the Southwesterly face of the said structure; thence Southeasterly with a deflection angle of 89°44' to the left and along the said structure for a distance of 3.7 feet to the Southeast corner of the said structure; thence at right angles in a Northeasterly direction along the said structure for a distance of 43.3 feet to the Northeast corner of the said structure; thence in a Northeasterly direction along the said structure for a distance of 3.9 feet back to the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

Kent & Lisa Lefner;

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FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
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SCALE:	1"=20'
FIELD WORK DATE	01/29/2020
MAP DATE	02/20/2020
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
JOB NO.:	20-118

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SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 216 EANES LN POOL HOUSE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
216 EANES LN,
KEY WEST, FL 33040

CLIENT:
LISA & KENT LEFNER

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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

CLIENT: LISA & KENT LEFNER

PROJECT: POOL HOUSE

SITE: 216 EANES LN
KEY WEST, FL 33040

TITLE: COVER

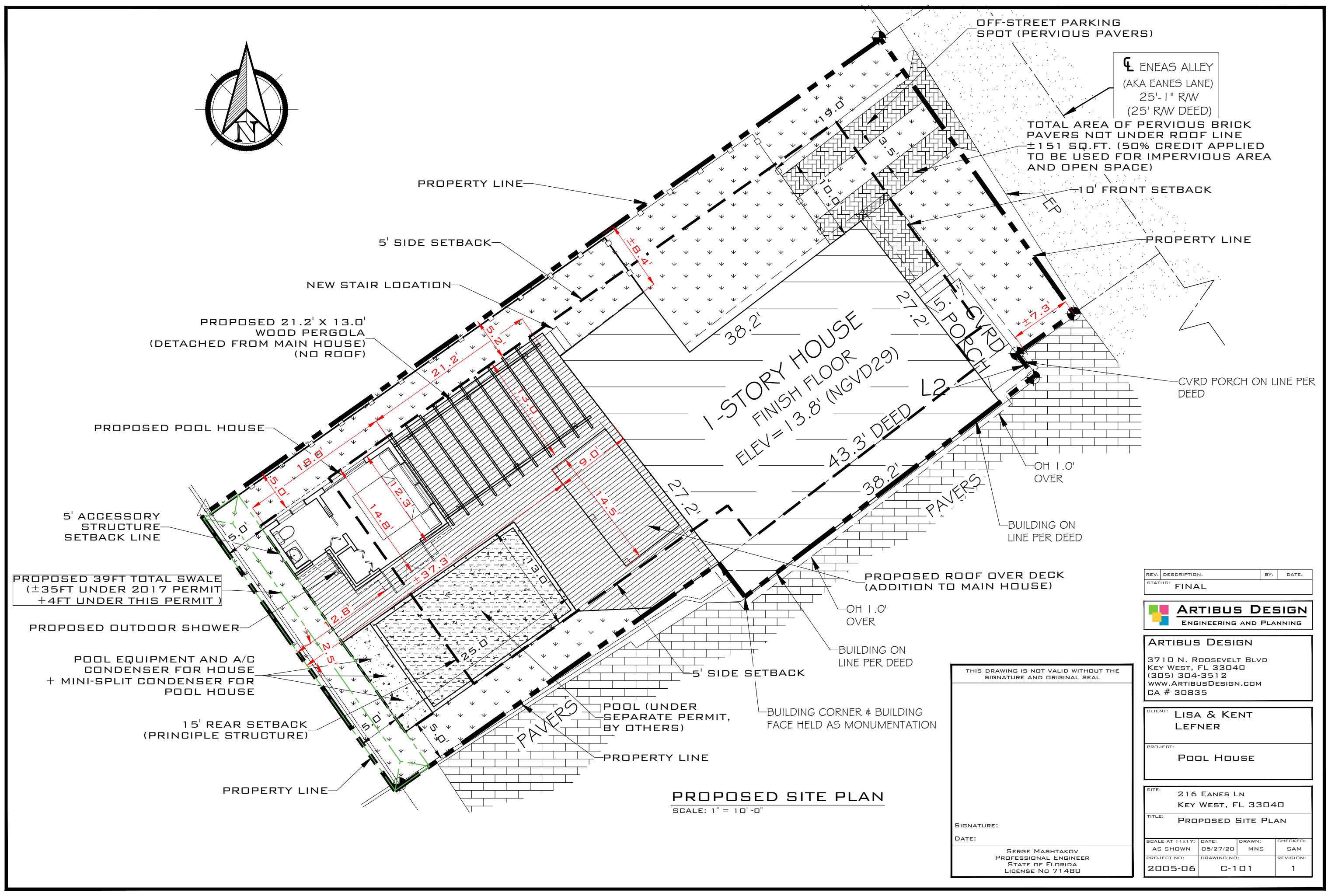
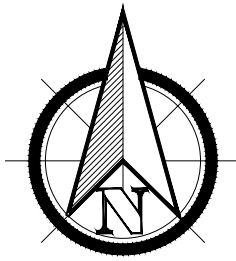
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED SITE PLAN
SCALE: 1" = 10' - 0"

ENEAS ALLEY
(AKA EANES LANE)
25'-1" RW
(25' RW DEED)

TOTAL AREA OF PERVIOUS BRICK PAVERS NOT UNDER ROOF LINE
± 151 SQ.FT. (50% CREDIT APPLIED TO BE USED FOR IMPERVIOUS AREA AND OPEN SPACE)

10' FRONT SETBACK

PROPERTY LINE

5' SIDE SETBACK

NEW STAIR LOCATION

PROPOSED 21.2' X 13.0' WOOD PERGOLA (DETACHED FROM MAIN HOUSE) (NO ROOF)

PROPOSED POOL HOUSE

1-STORY HOUSE
FINISH FLOOR
ELEV = 13.8' (NGVD29)

43.3' DEED

CVRD PORCH ON LINE PER DEED

OH 1.0' OVER

5' ACCESSORY STRUCTURE SETBACK LINE

PROPOSED 39FT TOTAL SWALE (±35FT UNDER 2017 PERMIT +4FT UNDER THIS PERMIT)

PROPOSED OUTDOOR SHOWER

POOL EQUIPMENT AND A/C CONDENSER FOR HOUSE + MINI-SPLIT CONDENSER FOR POOL HOUSE

15' REAR SETBACK (PRINCIPLE STRUCTURE)

PROPERTY LINE

PROPOSED ROOF OVER DECK (ADDITION TO MAIN HOUSE)

OH 1.0' OVER

BUILDING ON LINE PER DEED

5' SIDE SETBACK

BUILDING CORNER & BUILDING FACE HELD AS MONUMENTATION

PROPERTY LINE

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: LISA & KENT LEFNER

PROJECT: POOL HOUSE

SITE: 216 EANES LN
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	C-101	1	

SITE DATA:

TOTAL SITE AREA: ±4,135.89 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2481.53 SQ.FT)
 EXISTING(OLD PERMIT) 49.09% (±2,030.39 SQ.FT.)
 PROPOSED 49.66% (±2,053.98 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,654.36 SQ.FT)
 EXISTING(OLD PERMIT) 36.19% (±1,496.88 SQ.FT.)
 PROPOSED 40.00% (±1,653.48 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (1,447.56 SQ.FT)
 EXISTING(OLD PERMIT) 47.66% (±1,970.99 SQ.FT.)
 PROPOSED 35.83% (±1,481.91 SQ.FT.)

POOL HOUSE AREA ±231.75 SQ.FT.

MAIN HOUSE+REAR ROOF AREA ±1,421.73 SQ.FT.

POOL & POOL EQUIPMENT AREA ±325.00 SQ.FT.

PROPOSED WOOD DECKING
 W/ WOOD STAIR AREA
 (NOT UNDER ROOFS) ±600.00 SQ.FT.

PROPOSED PERVIOUS BRICK
 PARKING SPOT/SIDEWALK ±151.00 SQ.FT.
 (50% CREDIT)
 =75.5 SQ.FT.

SETBACKS

FRONT:
 REQUIRED 10 FT
 EXISTING ±7'-4" (TO ROOF)
 PROPOSED ±7'-4" (TO ROOF)
 NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING 0'-0" (BUILDING IS LINE)
 PROPOSED 0'-0" (BUILDING IS LINE)
 NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±8'-5" (TO ROOF)
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15 FT
 EXISTING ±37'-4" (TO PORCH ROOF)
 PROPOSED NO CHANGE

MAXIMUM HEIGHT:
 EXISTING 30 FT
 PROPOSED ±17'-7"
 NO CHANGE

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SIGNATURE:
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 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
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 CA # 30835

CLIENT: LISA & KENT
 LEFNER

PROJECT: POOL HOUSE

SITE: 216 EANES LN
 KEY WEST, FL 33040

TITLE: SITE CALCS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	C-102	1	



MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	2,030.00	ft ²	Sidewalks	D		ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E		ft ²	
Driveways	C		ft ²	Other	F		ft ²	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							2,030.00	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	24.00	ft ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							24.00	1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 2,054.00 **1**

2. Determine Percentage of Impervious Coverage on site:

$$\frac{2,054.00 \text{ ft}^2}{4,135.89 \text{ ft}^2} = 49.66\% \text{ \% of Impervious Coverage}$$

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

$$4,135.89 \text{ ft}^2 - 0.00 \text{ ft}^2 = 4,135.89 \text{ ft}^2 \text{ Disturbed Area}$$

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

$$4,135.89 \text{ ft}^2 \times 0.083 = 342.38 \text{ ft}^3 \text{ Swale Volume}$$

b. For a NEW home with 40% or greater Impervious Coverage, use:

$$4,135.89 \text{ ft}^2 \times 0.208 \times 49.66\% = 428.00 \text{ ft}^3 \text{ Swale Volume}$$

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

$$24.00 \text{ ft}^2 \times 0.083 = 1.99 \text{ ft}^3 \text{ Added Swale Volume}$$

2. When the new development increases the total lot impervious area to 40% or above:

$$24.00 \text{ ft}^2 \times 0.208 = 4.99 \text{ ft}^3 \text{ Added Swale Volume}$$

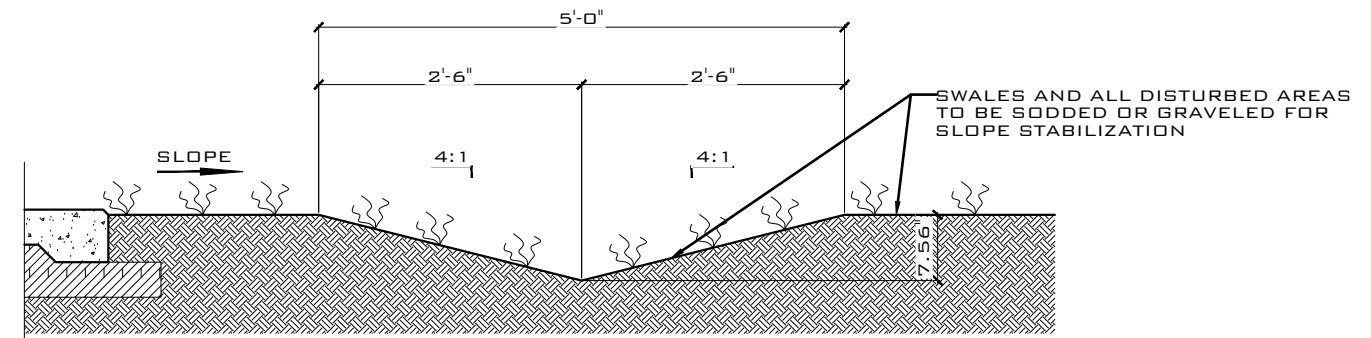
5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

$$\left(\frac{5.00 \text{ ft} \times 0.63 \text{ ft}}{2} \right) = 1.58 \text{ ft}^2 \text{ Cross Sectional Area**}$$

$$\frac{5.00 \text{ ft}^3}{1.58 \text{ ft}^2} = 3.17 \text{ ft} \text{ Swale Length}$$

Swale Volume Cross Sectional Area
Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.
Updated 9/5/2012



NOTE: SWALE VOLUME ± 1.56 SQ.FT PER LF

TYPICAL SWALE DETAIL SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: LISA & KENT LEFNER

PROJECT: POOL HOUSE

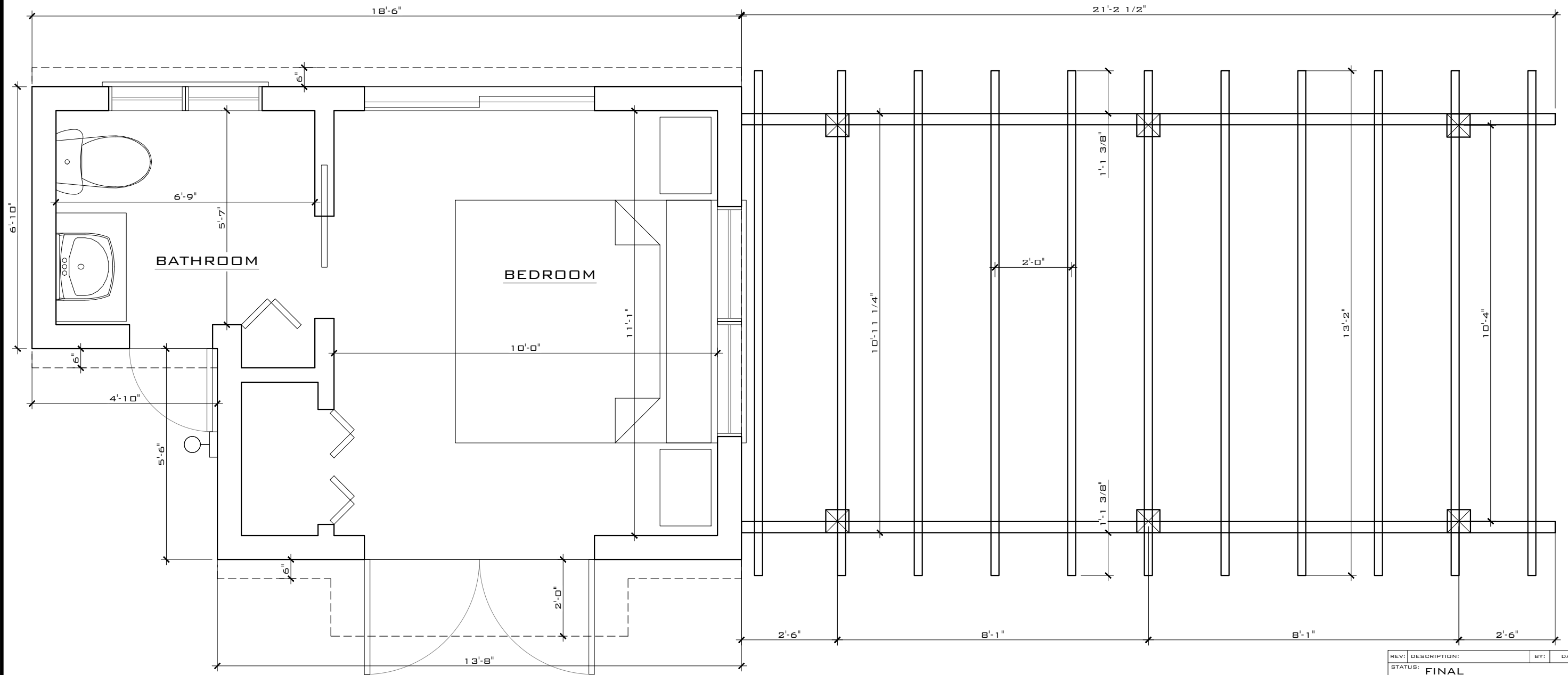
SITE: 216 EANES LN
KEY WEST, FL 33040

TITLE: SWALE CALCS

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SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	C-103	1	



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **LISA & KENT LEFNER**

PROJECT: **POOL HOUSE**

SITE: **216 EANES LN
 KEY WEST, FL 33040**

TITLE: **PROPOSED PLAN**

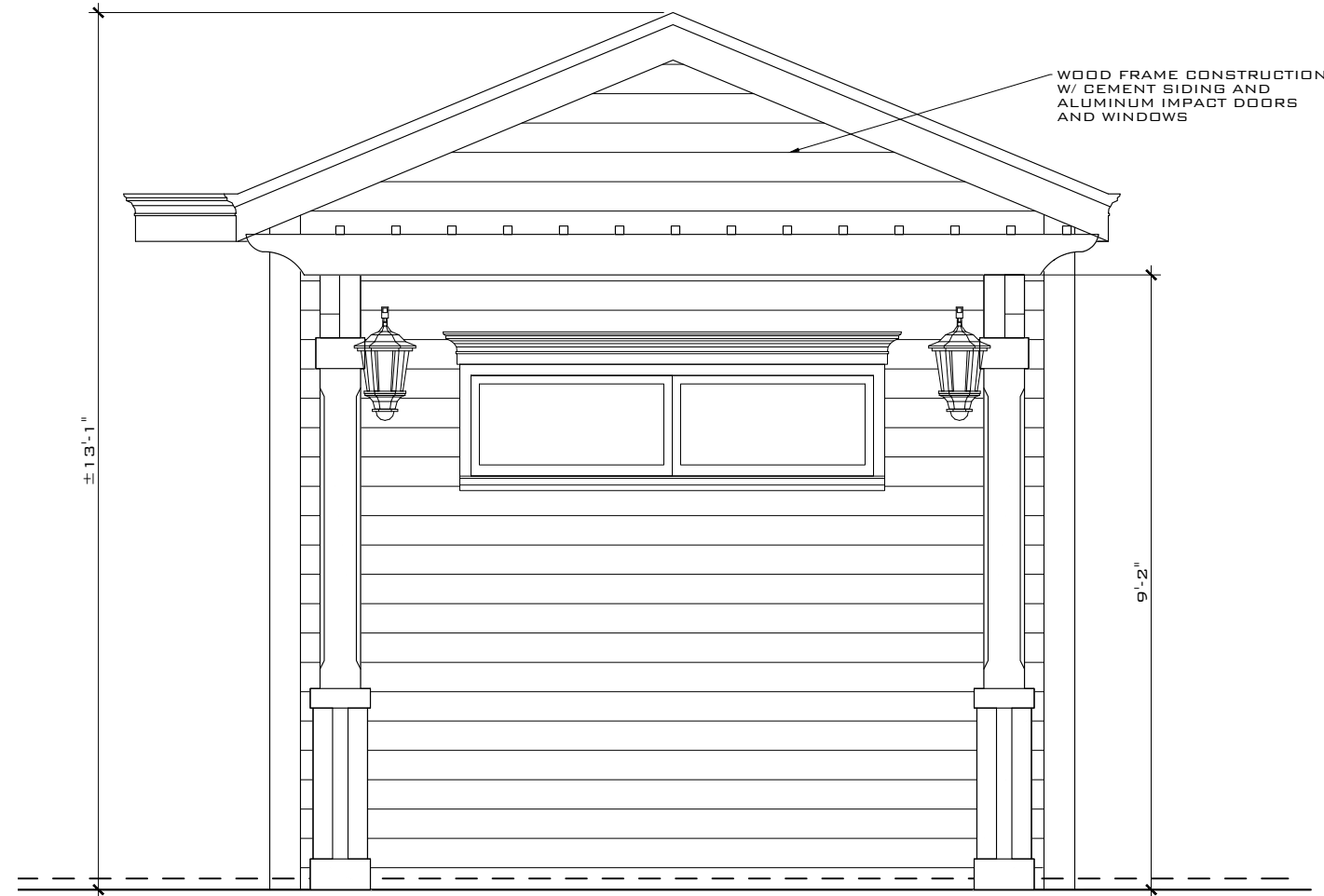
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AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	A-101	1	

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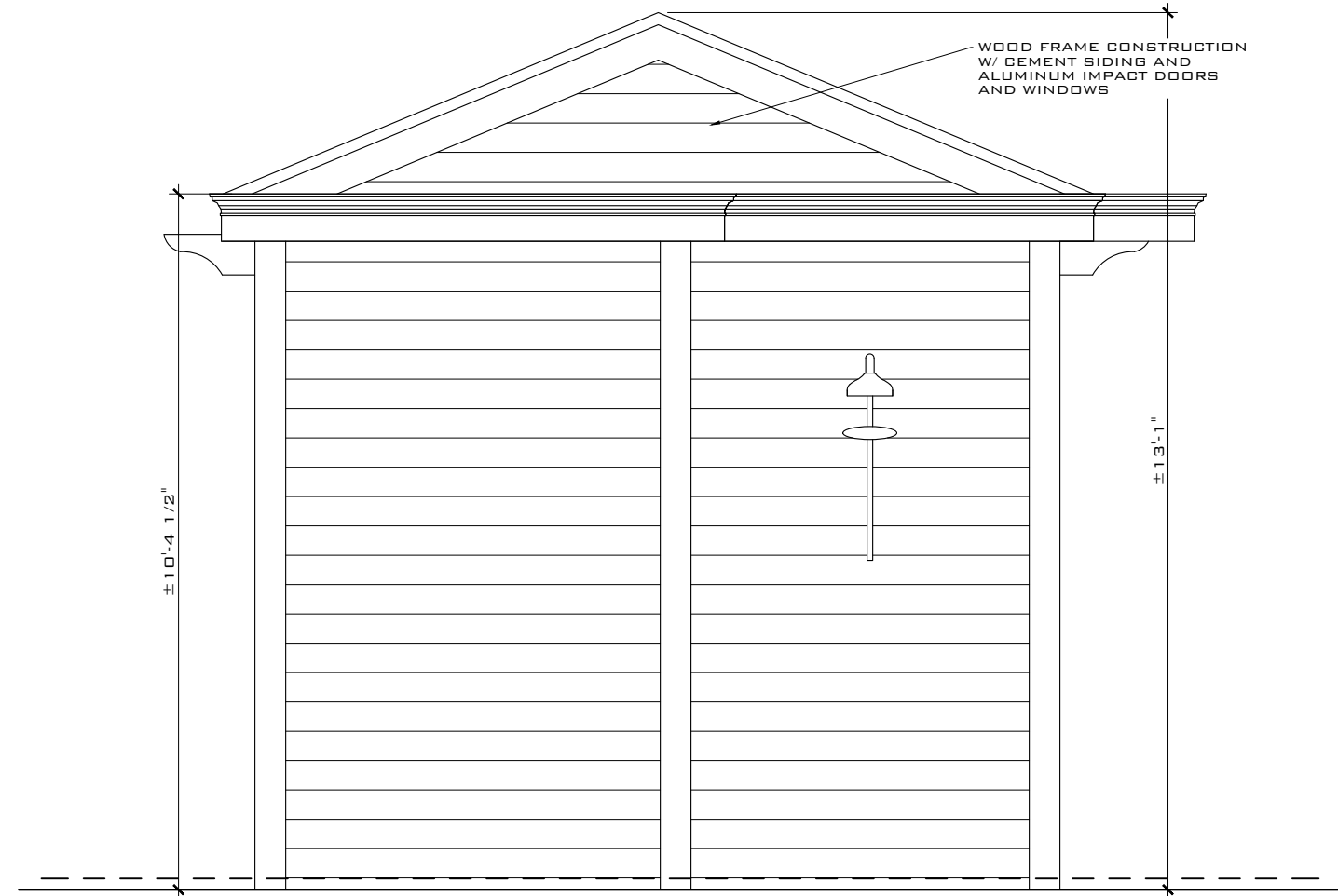
SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



**PROPOSED FRONT ELEVATION
(POOL HOUSE)**
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION
(POOL HOUSE)**
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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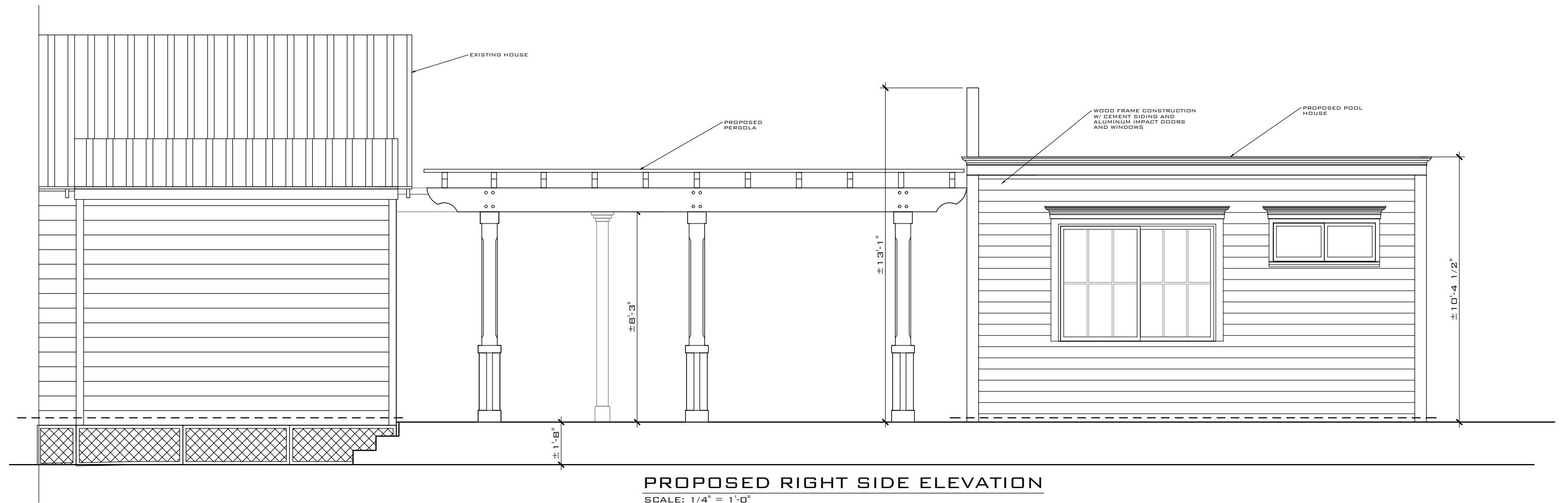
CLIENT: **LISA & KENT LEFNER**

PROJECT: **POOL HOUSE**

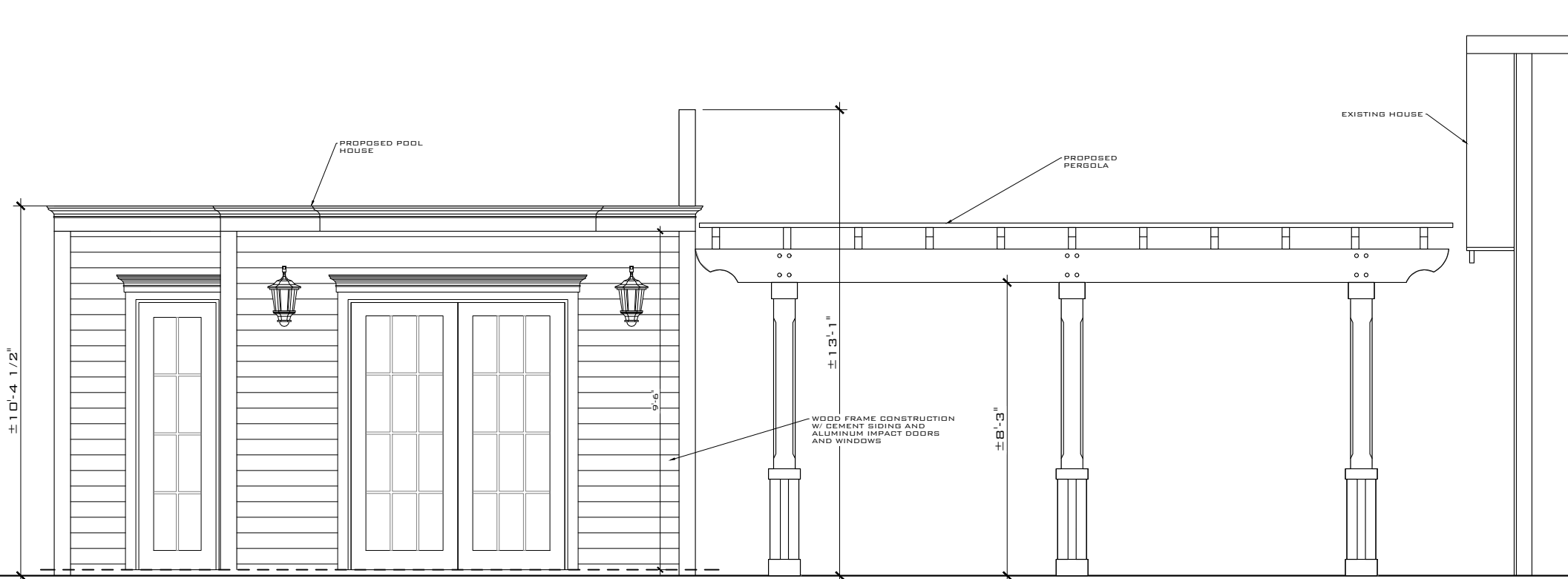
SITE: **216 EANES LN
KEY WEST, FL 33040**

TITLE: **PROPOSED FRONT/
REAR ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 05/27/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 2005-06	DRAWING NO: A-102	REVISION: 1	



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



**PROPOSED LEFT SIDE ELEVATION
(FACING POOL)**
SCALE: 1/4" = 1'-0"

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SIGNATURE:
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SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: **LISA & KENT LEFNER**

PROJECT: **POOL HOUSE**

SITE: **216 EANES LN
KEY WEST, FL 33040**

TITLE: **PROPOSED RIGHT/
LEFT SIDE ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 05/27/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 2005-06	DRAWING NO: A-103	REVISION: 1	



PROPOSED FRONT ELEVATION

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



EXISTING FRONT ELEVATION

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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **LISA & KENT LEFNER**

PROJECT: **POOL HOUSE**

SITE: **216 EANES LN
 KEY WEST, FL 33040**

TITLE: **FRONT/REAR ELEVATION
 (EXISTING/POOL HOUSE)**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	A-104	1	

EXISTING HOUSE

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



REAR ELEVATION (EXISTING HOUSE/ WOOD PERGOLA)

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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **LISA & KENT LEFNER**

PROJECT: **POOL HOUSE**

SITE: **216 EANES LN
 KEY WEST, FL 33040**

TITLE: **REAR ELEVATION
 (EXISTING HOUSE/WOOD PERGOLA)**

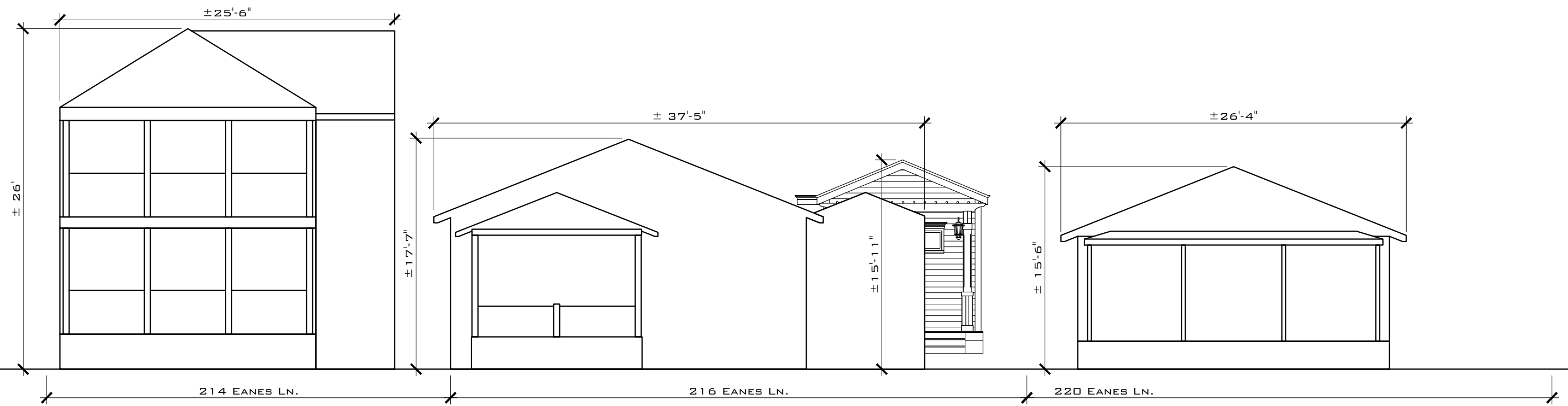
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	A-105	1	

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SIGNATURE:

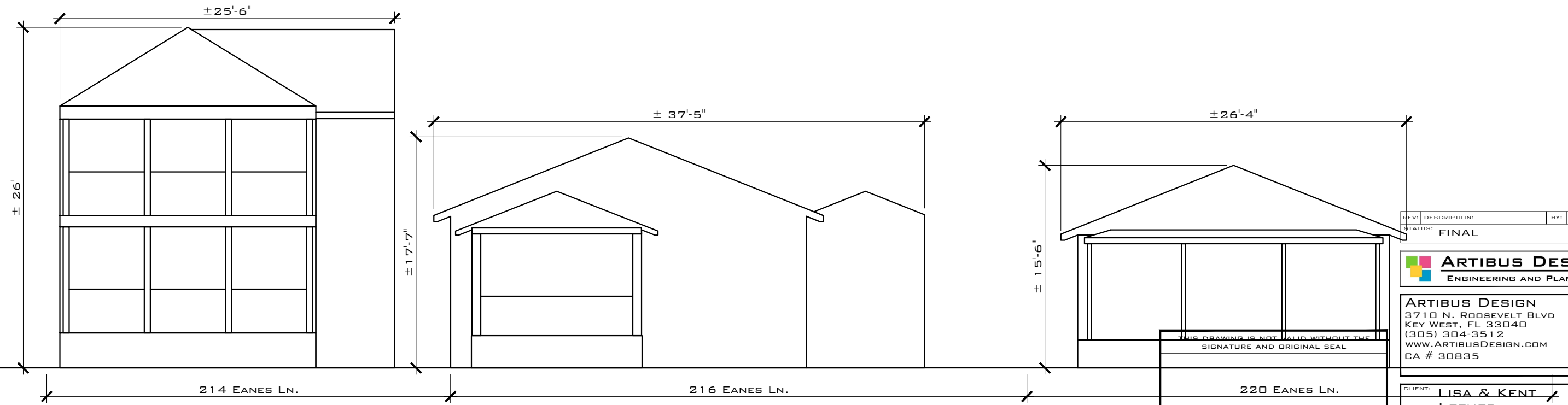
DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED STREETSCAPE

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



EXISTING STREETSCAPE

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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 STATE OF FLORIDA
 LICENSE NO 71480

CLIENT: LISA & KENT LEFNER

PROJECT: POOL HOUSE

SITE: 216 EANES LN
 KEY WEST, FL 33040

TITLE: STREETSCAPE

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/27/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2005-06	A-106	1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 23, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

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

NEW ACCESSORY STRUCTURES AT REAR OF HISTORIC HOUSE. REAR ROOF ADDITION TO MAIN HOUSE.

#216 EANES LANE

Applicant – Artibus Design Application #H2020-0018

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared LISA L. Lefner, 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: 216 Eanes Lane Key West, FL on the 12th day of June, 2020.

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 Tuesday, June 23rd, 2020.

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 H2020-0018.

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

Signed Name of Affiant: Lisa L. Lefner

Date: 6/12/2020

Address: 216 Eanes Ln

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12th day of June, 2020.

By (Print name of Affiant) Lisa L. Lefner who is personally known to me or has produced INDIANA Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Eleanor Lynn Wilkins

Print Name: Eleanor Lynn Wilkins

Notary Public - State of Florida (seal)

My Commission Expires: 05-17-2022







Public Meeting Notice

The Board of Planning and Zoning Ordinance (BPO) is a public body that is responsible for the development and implementation of the town's comprehensive plan and zoning ordinance. The BPO is currently reviewing the proposed amendments to the town's zoning ordinance. The public is invited to attend a public meeting to discuss the proposed amendments and provide input to the BPO. The meeting will be held on **Monday, December 10, 2018, at 7:00 PM, in the Town Office, 100 Main Street, Westport, MA.**

AGENDA

7:00 PM - 7:15 PM - Open House

7:15 PM - 7:30 PM - Presentation of the proposed amendments

7:30 PM - 8:00 PM - Public Comments

8:00 PM - 8:30 PM - BPO Meeting

8:30 PM - 9:00 PM - Public Comments

9:00 PM - Meeting Adjourns

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 00018080-000000
 Account# 1018597
 Property ID 1018597
 Millage Group 11KW
 Location 216 EANES Ln, KEY WEST
 Address
 Legal Description KW PT LOT 4 SQR 9 TR 4 (LT13 L-130) A4-238 G12-592 OR196-78/79 OR1085-1850/54 OR1616-1894/96 OR1628-271/72 OR2095-940D/C OR2674-333LET/ADM OR2711-438/40 OR2720-1669/71
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

LEFNER KENT A 2708 Camelot Dr Dyer IN 46311
 LEFNER LISA L 2708 Camelot Dr Dyer IN 46311

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$160,653	\$162,344	\$25,802	\$79,107
+ Market Misc Value	\$1,036	\$1,036	\$48	\$49
+ Market Land Value	\$427,962	\$427,962	\$489,779	\$385,916
= Just Market Value	\$589,651	\$591,342	\$515,629	\$465,072
= Total Assessed Value	\$545,961	\$496,328	\$511,579	\$465,072
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$589,651	\$591,342	\$515,629	\$465,072

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4.11700	Square Foot	0	0

Buildings

Building ID 1329
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1165
 Finished Sq Ft 1105
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 132
 Functional Obs 0
 Economic Obs 0
 Depreciation % 6
 Interior Walls WALL BD/WD WAL
 Exterior Walls HARDIE BD
 Year Built 1943
 Effective Year Built 2012
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	34
FLA	FLOOR LIV AREA	1,105	1,105	172
TOTAL		1,165	1,105	206

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	256 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/13/2015	\$550,000	Warranty Deed		2720	1669	O2 - Qualified	Improved
10/31/2014	\$405,000	Warranty Deed		2711	438	O2 - Qualified	Improved

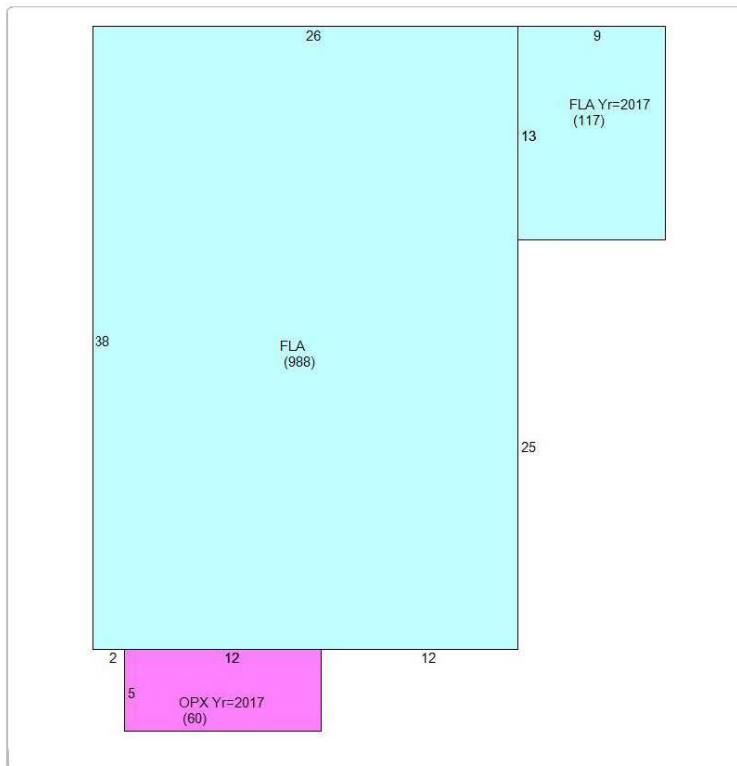
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2078	6/2/2016	11/3/2017	\$5,678	Residential	INST ALL 2.5 TON SPLIT A/C SYSTEM WITH 12 DROPS
15-4430	5/24/2016	12/4/2017	\$75,000	Residential	DEMO AND RECONFIGURE FRONT PORCH, NEW ADDITION ON SIDE OF HOUSE NEW COVERED DECK ON REAR, REPLACE WIDOWS ON FRONT AND SIDES WITH IMPACT WOOD 2 OVER 2 AND DOORS ON REAR. IMPACT ALUMINUM AND NEW BRICK DRIVE
16-2074	5/24/2016	11/3/2017	\$10,000	Residential	ROUGH IN 2 COMPLETE BATHROOMS, WASING MACHINE, HEATER
15-4748	11/22/2015	6/16/2016	\$2,300	Residential	DEMONON BEARING PARTITION WALLS & KITCHEN CABINETS
09-0281	2/5/2009	4/22/2010	\$2,500		REMOVE SHINGLES OF RIGHT SIDE OF ROOF-INSTALL VCRIMP 6515F

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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