



Historic Architectural Review Commission
Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: March 27, 2018

Applicant: William Shepler, Architect

Application Number: H18-03-0016

Address: #805 Olivia Street

Description of Work:

New two-story addition to main house with small connector.

Site Facts:

The main structure in the site is a contributing resource to the historic district. Built circa 1899, the two-story frame vernacular house is located in the northeast corner of Olivia Street and Windsor Lane. The site where the addition is proposed has been vacant since 2005. In July 12, 2005, the Commission approved the demolition of a non-contributing structure that was located in the site and the construction of a two-story wood frame single-family residence. The surrounding houses are two story and two and a half-story frame structures.

In July 28, 2015, the Commission approved a detached two and a half-story frame structure for the site. In February 18, 2016, a Certificate of Appropriateness for increasing the size of dormers was withdrew by the applicant during the meeting. In July 28, 2017, staff approved an extension for the same plans for two more years with the condition that the same approved plans are submitted for building permits. The new proposed design has a different tree dimension envelope than the previous approved design.

Guidelines Cited on Review:

- Guidelines for additions (pages 37a-37k), specifically guidelines 1, 2, 6, 13, 14, 19, 22, 23, 29, and 30.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 8, 9, 10, 12, 14, 17, 24 and 25.

Staff Analysis

The Certificate of Appropriateness in review is for a new two-story frame building that will be attached to the east side of a contributing resource by a small connector. The first floor of the new structure is a garage. On the second-floor living spaces are proposed. The building is rectangular in footprint and has a ratio of width versus height not common to the existing surrounding historic fabric.

The new structure will have fiber Cementous vertical siding, impact resistant windows, two pair of steel overhead garage doors and metal v crimp panels for roof finish. The proposed building will have a separation of approximately 6' from the east wall of the principal house and the connector will be one story height. The connector has an entryway facing Olivia Street.

Consistency with Guidelines

It is staff's opinion that the proposed design is inconsistent with many of the cited guidelines. The new building, now proposed as an addition, will be attached to a historic portion of the main house and will be completely visible from Olivia Street. The design does not provide for a pedestrian orientation, nor reinforces the human scale as the first floor is for a boat and car garage. There are no garages in the immediate surrounding urban context.

The design does not incorporate a front porch, which is a strong architectural element found in surrounding same land use properties. The structure fails to meet the 30% maximum original floor area of the main house as it exceeds it in square footage. In conclusion, staff opines that the design fails the intent of the new guidelines for additions and new design.

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 # 18-00300016	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT: 805 OLIVIA ST., KEY WEST

NAME ON DEED: BRUCE & SHARON MINEROFF
PHONE NUMBER: 908-917-1711

OWNER'S MAILING ADDRESS: 20 MOLLY PITCHER DR
EMAIL: BMINEROFF@AOL.COM
MANALAPAN, NJ 07726

APPLICANT NAME: WILLIAM SHEPLER
PHONE NUMBER: 305-890-6191

APPLICANT'S ADDRESS: 201 FRONT ST., SUITE 201
EMAIL: WILL@WSHEPLER.COM
KEY WEST, FL

APPLICANT'S SIGNATURE: *WS* DATE: 2/28/18

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: NEW ADDITION AS PER DRAWINGS. ATTACHED TO MAIN HOUSE BY SMALL 6' WIDE CONNECTOR AT REAR (50+' FROM FRONT PROPERTY LINE. 27'-3" HIGH x 24' WIDE, F.C. SIDING, V-CRIMP GALVALUME ROOFING.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Oper: KEYWXP Type: RP Drawer: 1
Date: 2/27/18 50 Receipt no: 8870
2018 30016
PT * RENEWING PERMITS-NEW
1.00 \$400.00
Trans number: 3122515
OK CHECK 1307 \$400.00
Trans date: 2/27/18 Time: 11:21:21

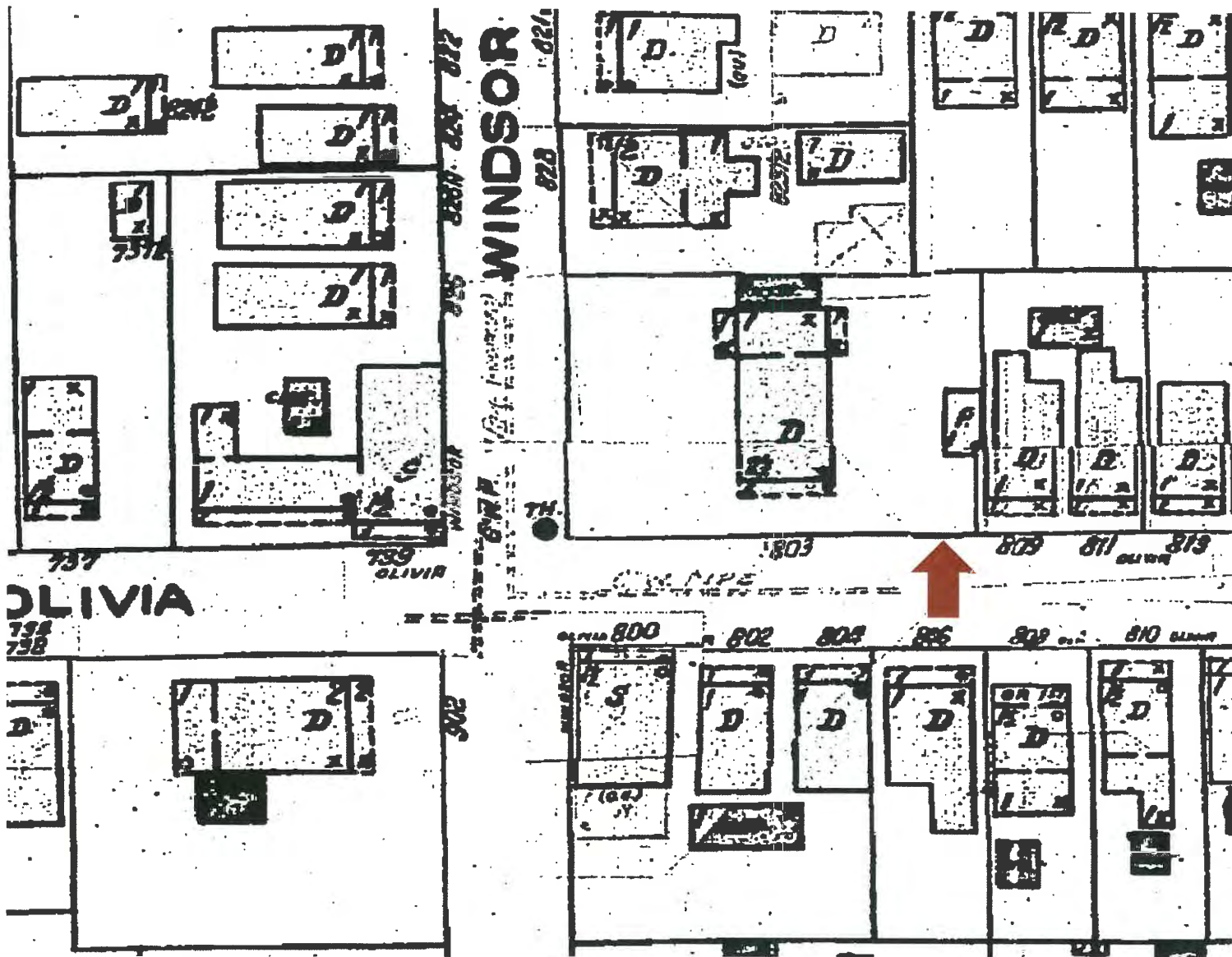
No customers for this location.

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

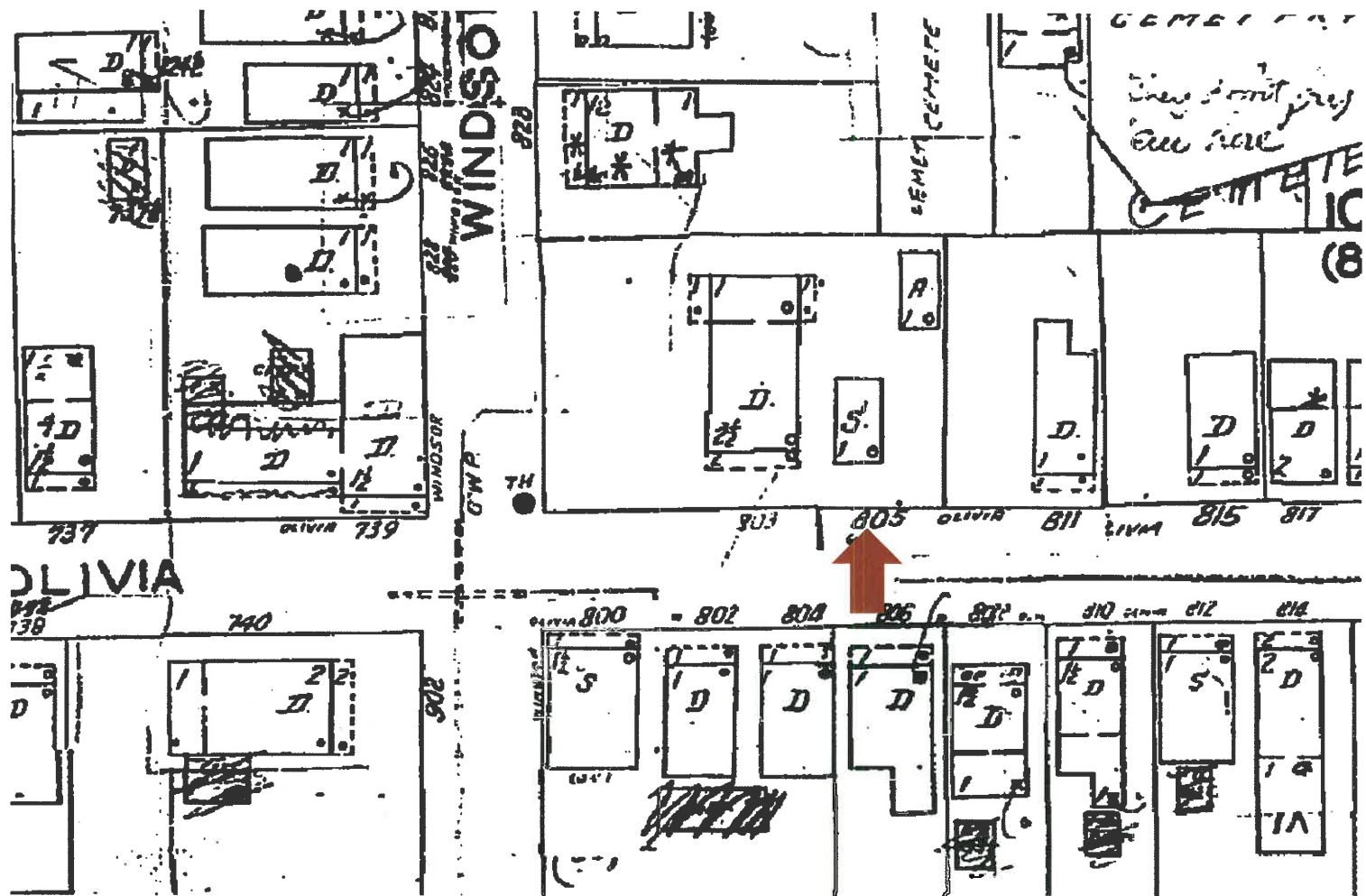
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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:		
<i>main have listed as contributing. Guidelines for additions i new construction.</i>		
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



#805 Olivia Street Sanborn map 1948



#805 Olivia Street Sanborn map 1962

PROJECT PHOTOS



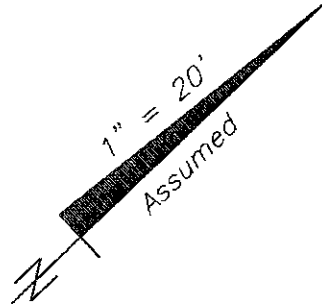
#803-805 Olivia Street Property Appraisers office. Building to the right side is the structure in question for this application. Monroe County Library





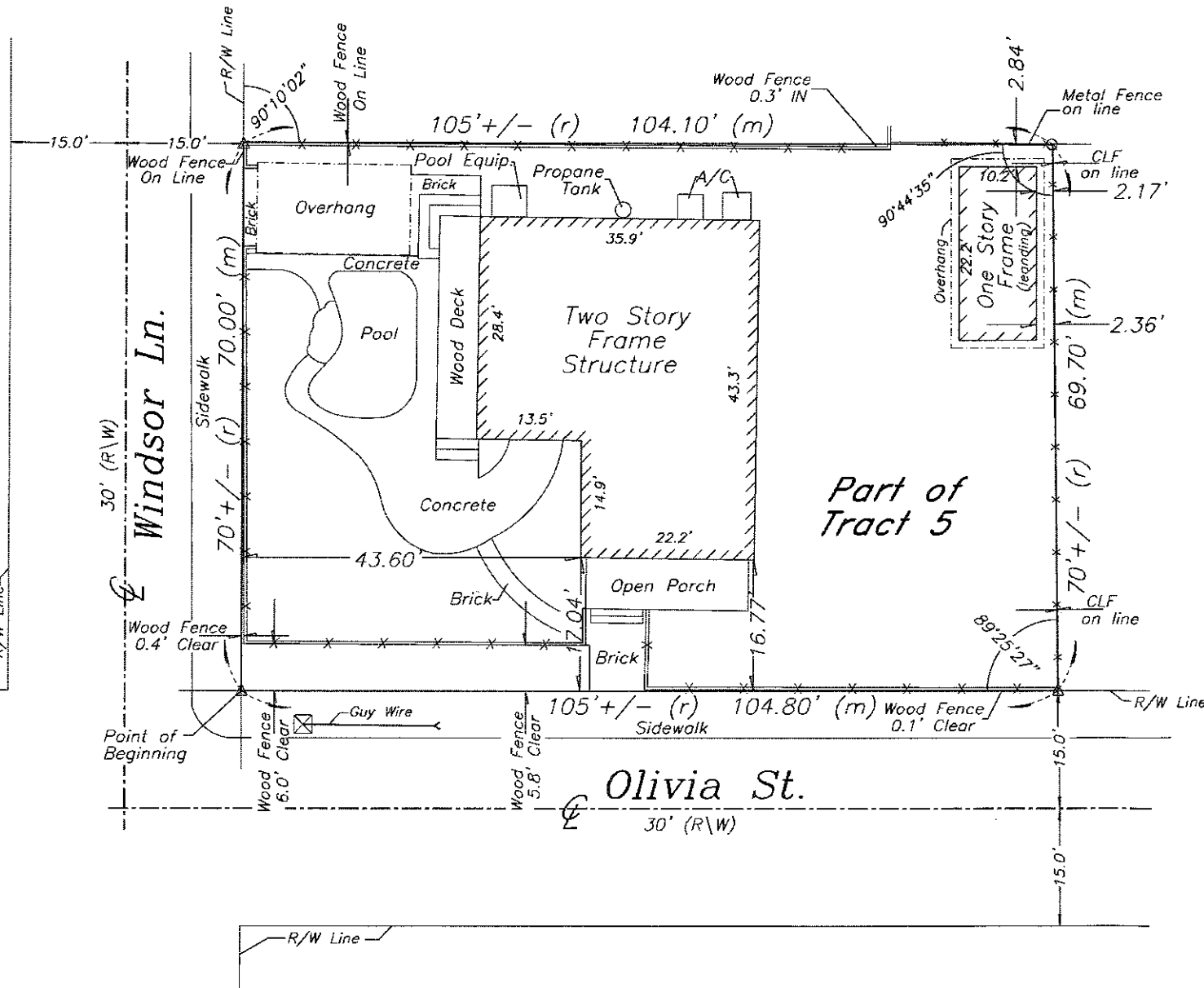
SURVEY

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



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> ⊙ Found 2" Iron Pipe (Fence Post) ○ Set 3/4" Iron Pipe w/cap (6298) ● Found 1/2" Iron Rod (2863) ▲ Found Nail & Disc (Norby) △ Set Nail & Disc (6298) (M) Measured (R) Record | <ul style="list-style-type: none"> (M/R) Measured & Record C.B.S. Concrete Block Structure R\W Right of Way CLF Chain Link Fence ⊕ Centerline ⊗ Wood Utility Pole ⊠ Concrete Utility Pole |
|---|--|



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 803-805 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 21, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

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

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

December 22, 2010

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PREVIOUSLY APPROVED DESIGN

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

RECEIVED
JUL 28 2017
BY: [Signature]



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <i>H/7 003-0037</i>		BUILDING PERMIT NUMBER		INITIAL & DATE <i>11/28/17</i> <i>[Signature]</i>	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:	803/805 Olivia Street		# OF UNITS	1
RE # OR ALTERNATE KEY:	1020621			
NAME ON DEED:	Bruce and Sharon Mineroff	PHONE NUMBER	305-296-7227	
OWNER'S MAILING ADDRESS:	20 Molly Pitcher Drive	EMAIL	greg@oropezastonescardenas.com	
CONTRACTOR COMPANY NAME:		PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	William Shepler	PHONE NUMBER	305-890-6191	
ARCHITECT / ENGINEER'S ADDRESS:	201 Front Street, Suite 203	EMAIL	will@wshepler.com	
	Key West, Florida 33040			

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE _____
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Extension to previously granted HARC application for new
 single family home.

46570/14553 OK

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>[Signature]</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Bruce Mineroff</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>28th</u> DAY OF <u>July</u> , 20 <u>17</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
<p>(407) 398-0153 FloridaNotaryService.com</p>	Open: KEYWGR Date: 7/28/17 57 2017 300037 as identification.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PT * BUILDING PERMITS-NEW 1.00 \$50.00
 Trans number: 3111136
 CK CHECK 1232 \$50.00
 Trans date: 7/28/17 Time: 14:33:39

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: Extension

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
See Original HARC Approval.		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:

REASONS OR CONDITIONS:
AS PER SUBMITTED PLANS, WHICH DEPICTS THE SAME DESIGN AS THE ORIGINAL APPROVED BY HARC COMMISSIONERS UNDER COX #15-01-1021 ON JULY 28, 2015. EXTENSION GRANTED UNTIL JULY 28, 2019 FOR THE SAME PLANS AS

STAFF REVIEW COMMENTS:
submitted with this application. This approval is conditioned to no changes to plans and to Planning Board extension of any variances required for this specific project.

HARC PLANNER SIGNATURE AND DATE: <i>[Signature]</i> July 31, 2017.	HARC CHAIRPERSON SIGNATURE AND DATE:
--	--------------------------------------

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	30'	Yes
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,940 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	3,262 s.f. (57.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	15'-6" (New)	Yes
SIDE SETBACK (East) Exist. Shed	Min. 10'-6"	2.17'	No Change	N/A
SIDE SETBACK (East) New Construction	Min. 10'-6"	N/A	5'	No
STREET SIDE SETBACK (West)	Min. 10'-6"	N/A	No Change	N/A
REAR SETBACK - Exist. Shed	Min. 20'	2.84'	No Change	N/A
REAR SETBACK - New Construction	Min. 20'	N/A	20'	Yes
OPEN SPACE	35% Min.	5,249 s.f. (72%)	4,410 s.f. (60%)	Yes

DRAINAGE CALCS

REQUIRED INFORMATION:

TOTAL LOT AREA = 7,350 S.F.
 INCREASED IMPERVIOUS AREA= ROOF = 715 S.F.
 % IMPERVIOUS = 715 / 7,350 = .097%

SWALE VOLUME REQUIRED:

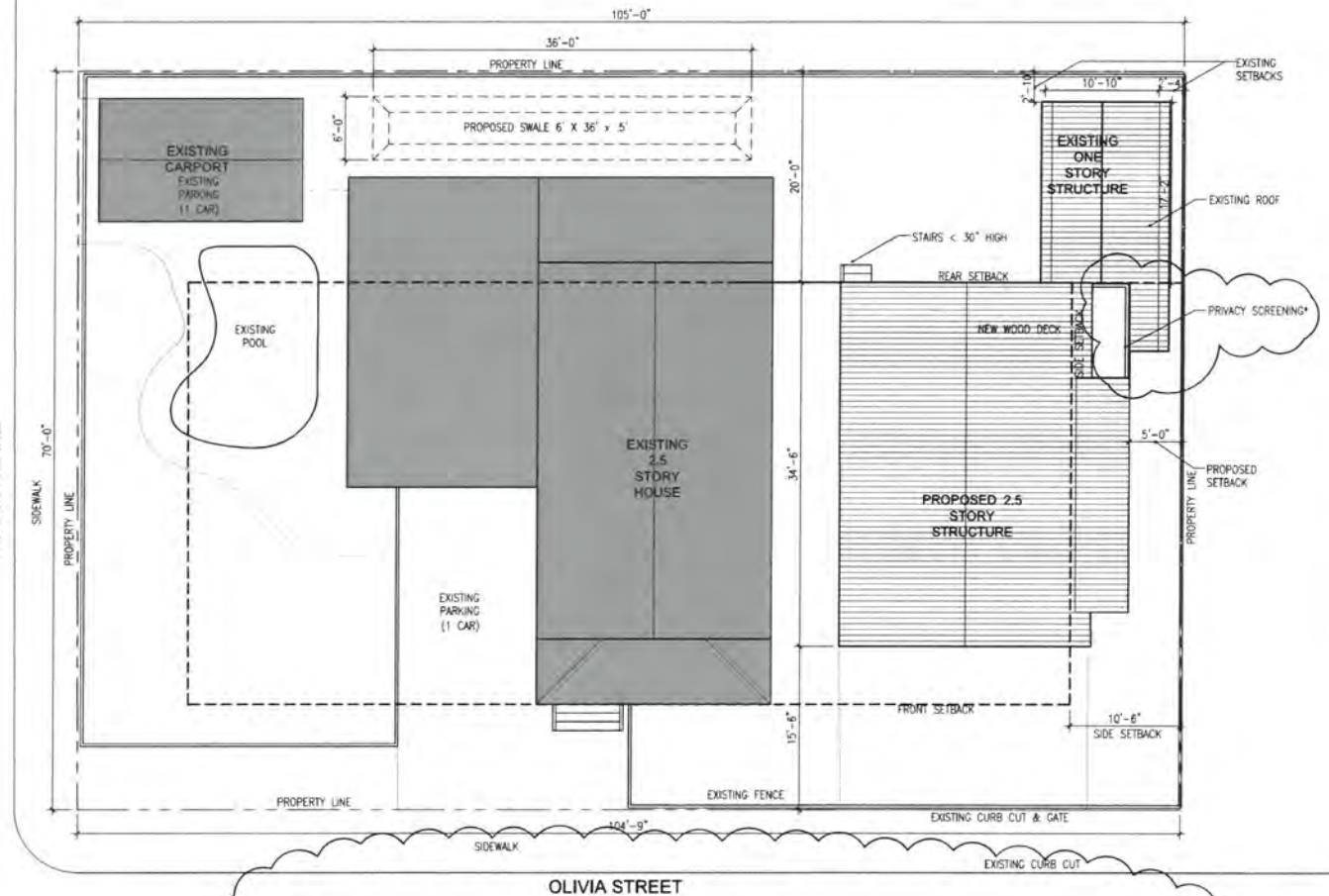
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
 LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
 7350 * 0.104 * .097 = 74.1 C.F.

SWALE PROVIDED:

SWALE A = (6' X 36' X 0.5') = 81 C.F.

SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING

WINDSOR LANE



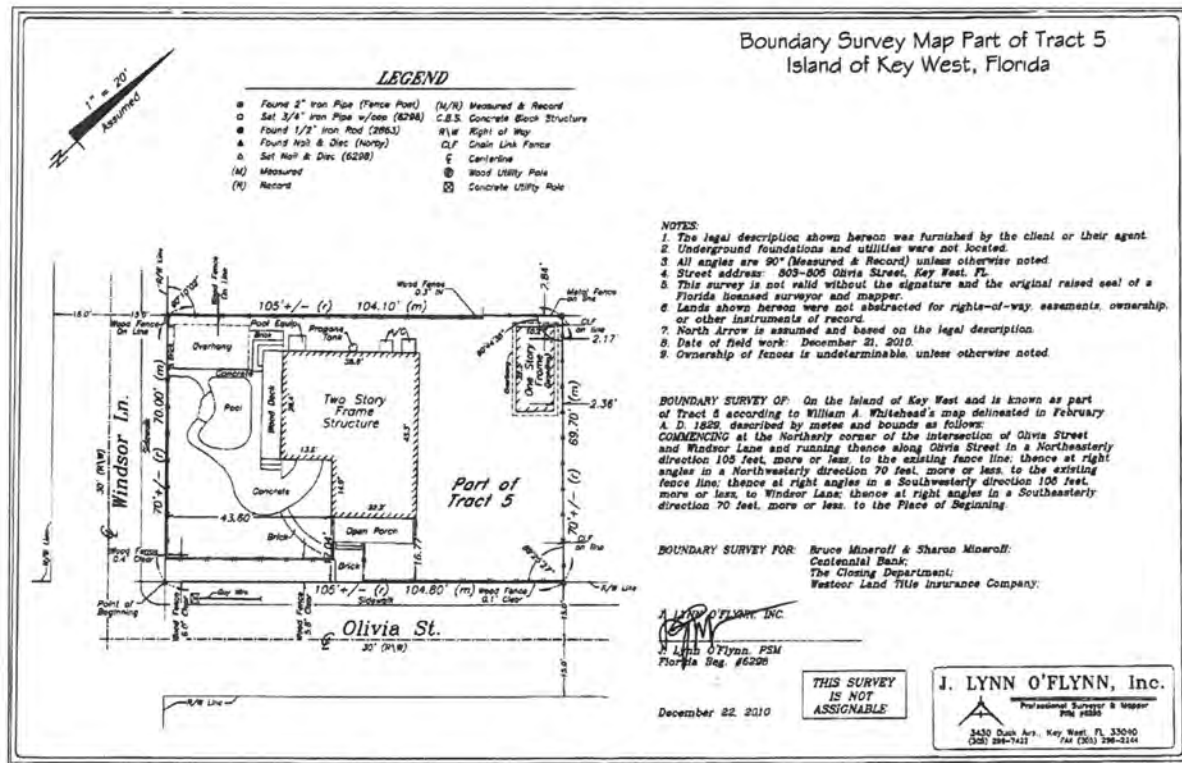
TREE NOTES:
 TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING CANOPY IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED, MAY REQUIRE PERMITS FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN SEVERING THE ROOT / ROOTS.
 * SUBJECT TO H.A.R.C. APPROVAL

2 PROPOSED SITE PLAN
 A11 SCALE: 1/8"=1'-0"



1 CONTEXTUAL ELEVATION
 A11 SCALE: 1/8"=1'-0"

SUBMITTED PLANS FOR EXTENSION LETTER



3 COPY OF SURVEY
 A11 SCALE: AS NOTED

Tel: 305-890-6191
 Email: info@wshepler.com
 Seal:

Consultants:

Submissions / Revisions:
 H.A.R.C. SUBMISSION 1 - 2014.4.1
 PLANNING SUBMISSION - 2014.12.18
 PLANNING REV. 1 - 2015.02.04
 PLANNING REV. 2 - 2015.03.04
 PLANNING REV. 3 - 2015.5.1
 PLANNING REV. 4 - 2015.5.27

805 OLIVIA STREET
 KEY WEST, FL
 NEW RESIDENTIAL PROJECT

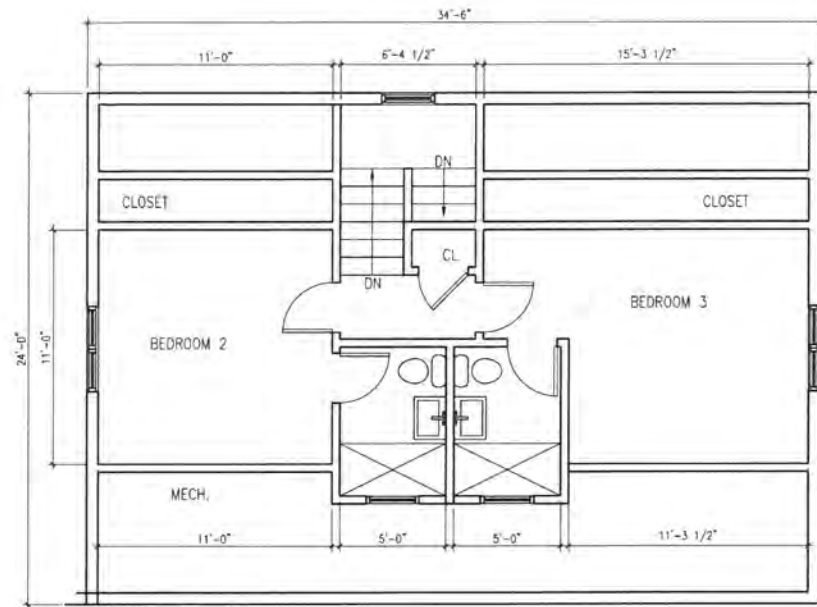
Drawing Size: 24x36 | Project #: 13022

Title:
 SITE PLANS /
 CALCS /
 SURVEY

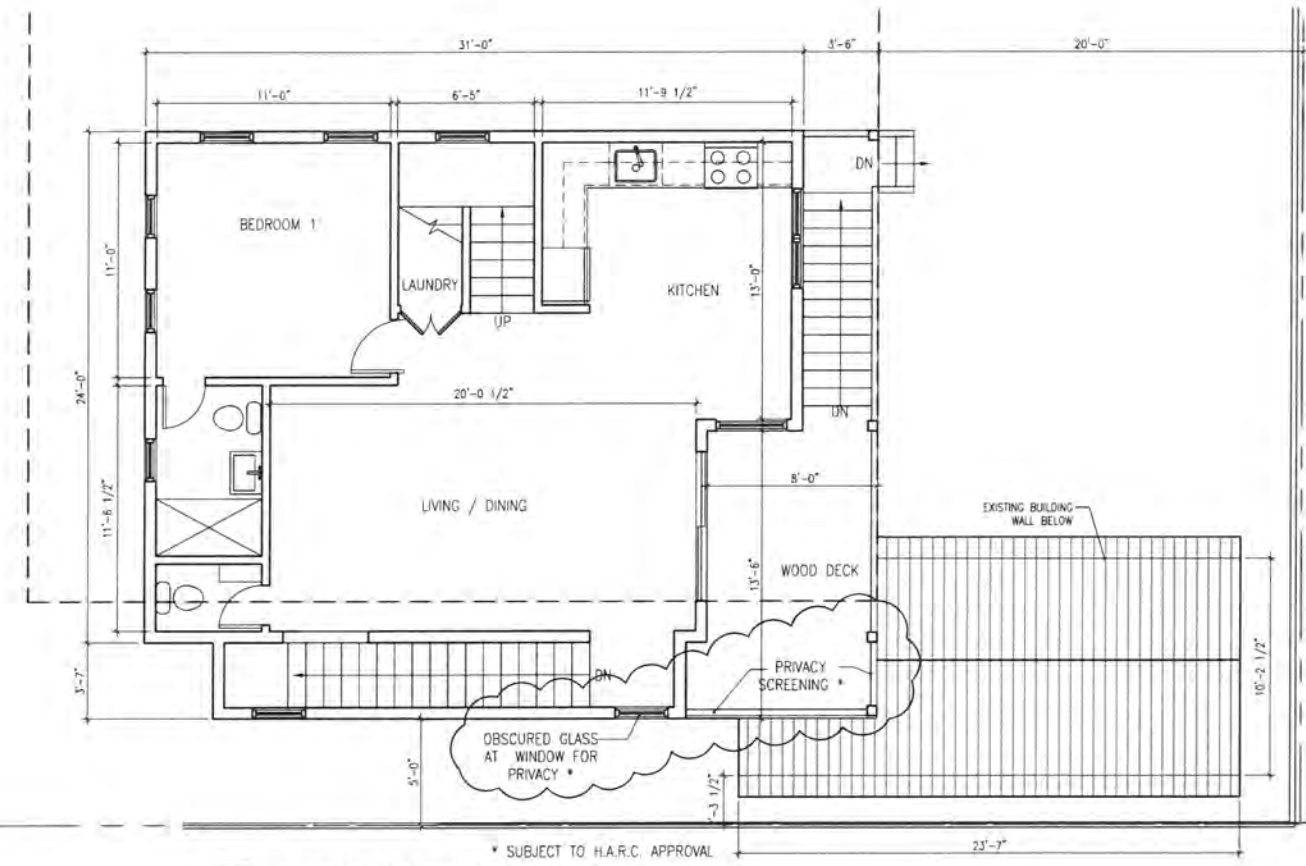
Sheet Number:

A-1.1

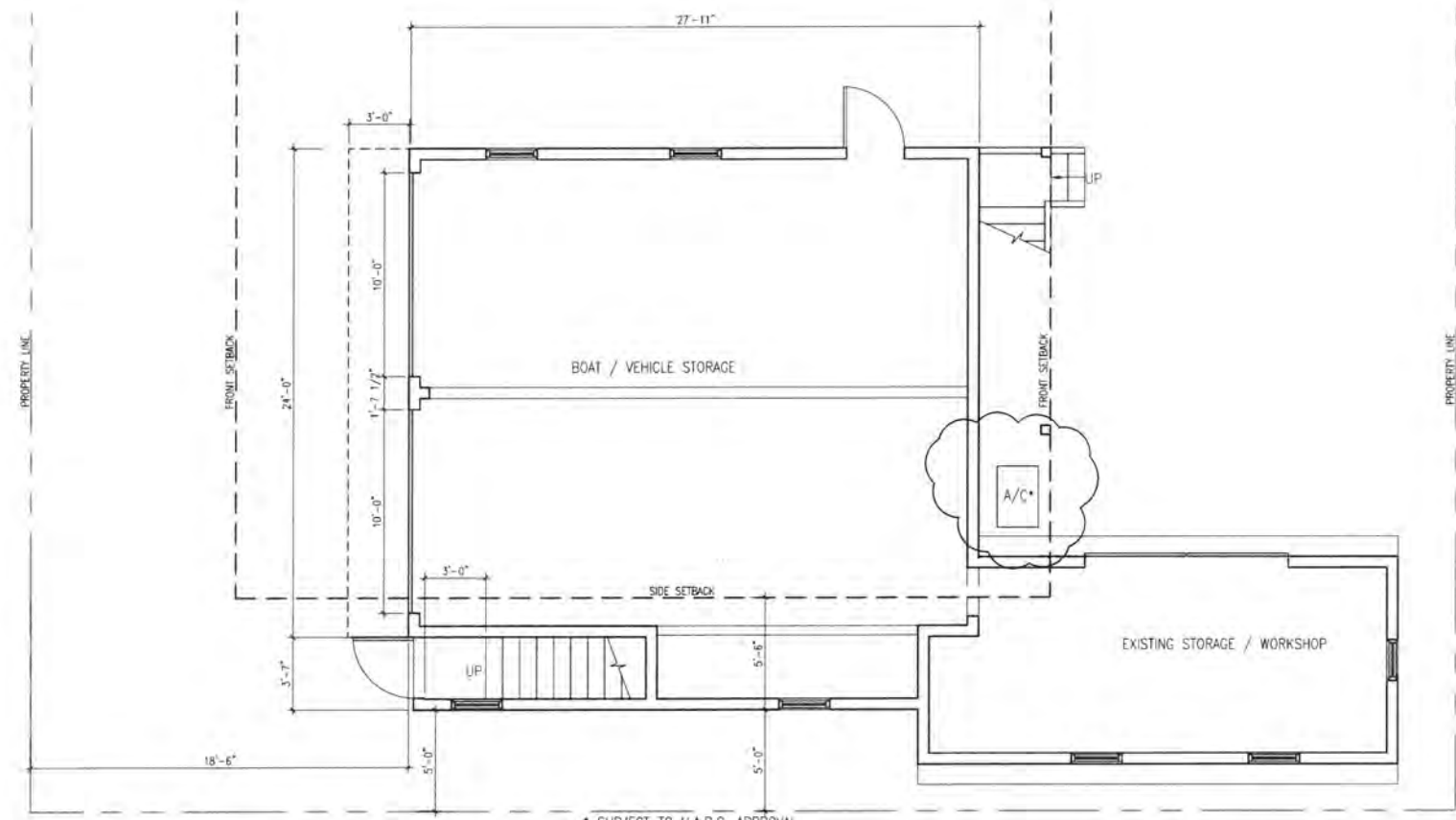
Date: MAY 27, 2015
 ©2015 by William Shepler Architect



3 LOFT PLAN
SCALE: 1/4"=1'-0"



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



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

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION 1 - 2014.4.1
PLANNING SUBMISSION - 2014.12.14
PLANNING REV. 1 - 2015.02.04
PLANNING REV. 2 - 2015.03.04
PLANNING REV. 3 - 2015.5.1
PLANNING REV. 4 - 2015.5.27

805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 15022

Title:

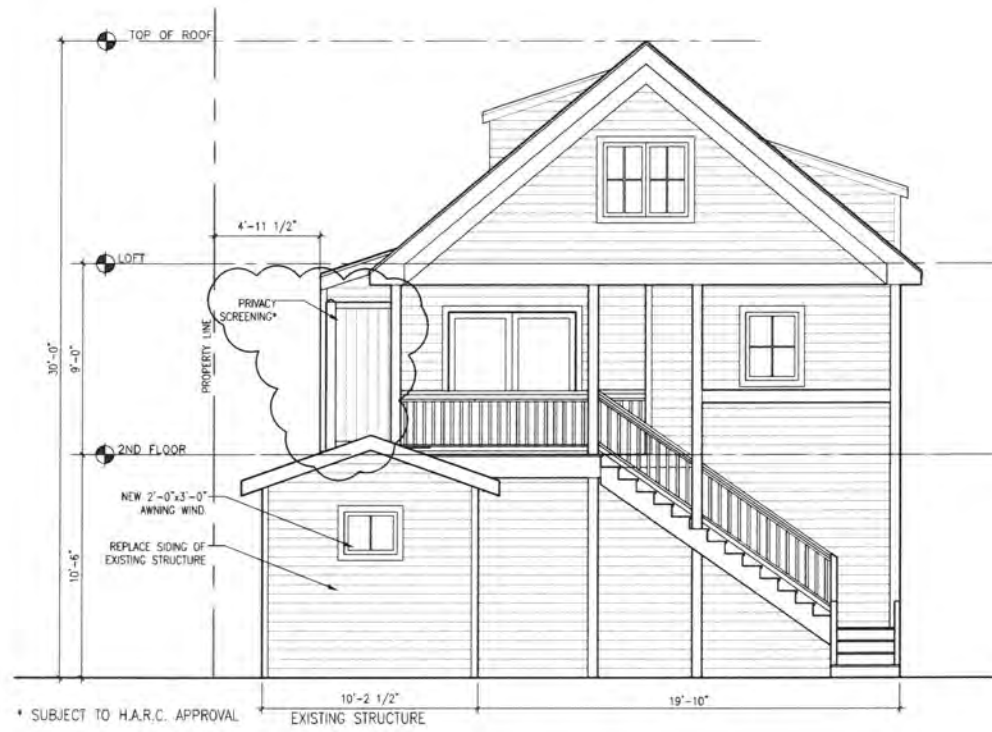
FLOOR PLANS

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

Sheet Number:

A-2.1

Date: - MAY 27, 2015



4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

RECEIVED
07/02/15



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1021	BUILDING PERMIT NUMBER 15-2745BY	INITIAL & DATE [Signature]
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

803-805 Olivia St., Key West, FL 33040

OF UNITS **2**

RE # OR ALTERNATE KEY:

NAME ON DEED:

Bruce & Sharon Mineroff

PHONE NUMBER **908-917-1711**

OWNER'S MAILING ADDRESS:

803 Olivia St., Key West, FL 33040

EMAIL **bmineroff@aol.com**

CONTRACTOR COMPANY NAME:

TBD

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Shepler Architect

PHONE NUMBER **305-890-6191**

ARCHITECT / ENGINEER'S ADDRESS:

201 Front Street

EMAIL **will@wshepler.com**

Suite 203, Key West FL, 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



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.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New 2 1/2 Story Residential Building utilizing existing building at first floor as storage, new residential unit above with rear deck as per submitted drawings.

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE; SUBSCRIBED AND SIGNED TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.	STATE OF FLORIDA; COUNTY OF MONROE; SUBSCRIBED AND SIGNED TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

46570-14553-01c

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABBED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE: 07/28/2015	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS: <i>Main house is listed as contributing.</i>			
HARC PLANNER SIGNATURE AND DATE:		 HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 489.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

August 6, 2015

Architect William Shepler
201 Front Street
Suite 203
Key West, Florida 33040

**RE: REVISIONS TO PREVIOUSLY APPROVED PLANS FOR A TWO
AND A HALF-STORY FRAME STRUCTURE
FOR: #803-805 OLIVIA STREET-HARC APPLICATION # H15-01-1021
KEY WEST HISTORIC DISTRICT**

Dear Architect Shepler:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on Tuesday, July 28, 2015. The Commission motioned to approve the project based on the submitted documents and your presentation.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregrosa@cityofkeywest-fl.gov

DRAINAGE CALCS

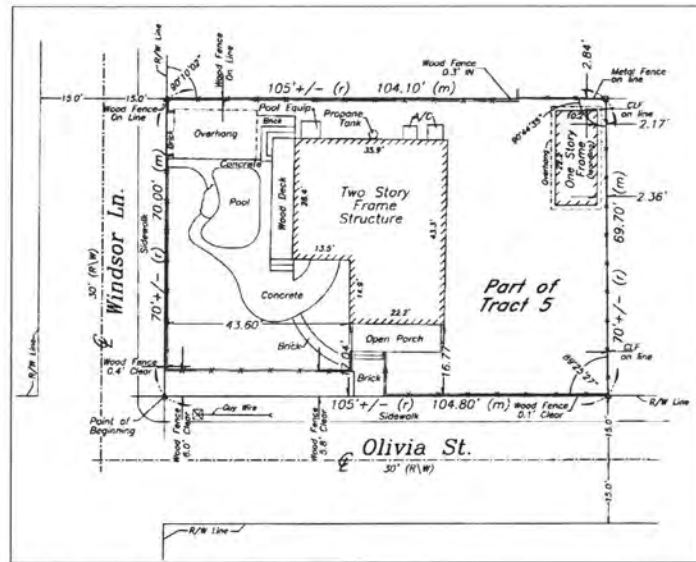
REQUIRED INFORMATION:
 TOTAL LOT AREA = 7,350 S.F.
 INCREASED IMPERVIOUS AREA= ROOF 715 S.F.
 % IMPERVIOUS = 715 / 7,350 = .097%

SWALE VOLUME REQUIRED:
 FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
 LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
 7350 * 0.104 * .097 = 74.1 C.F.

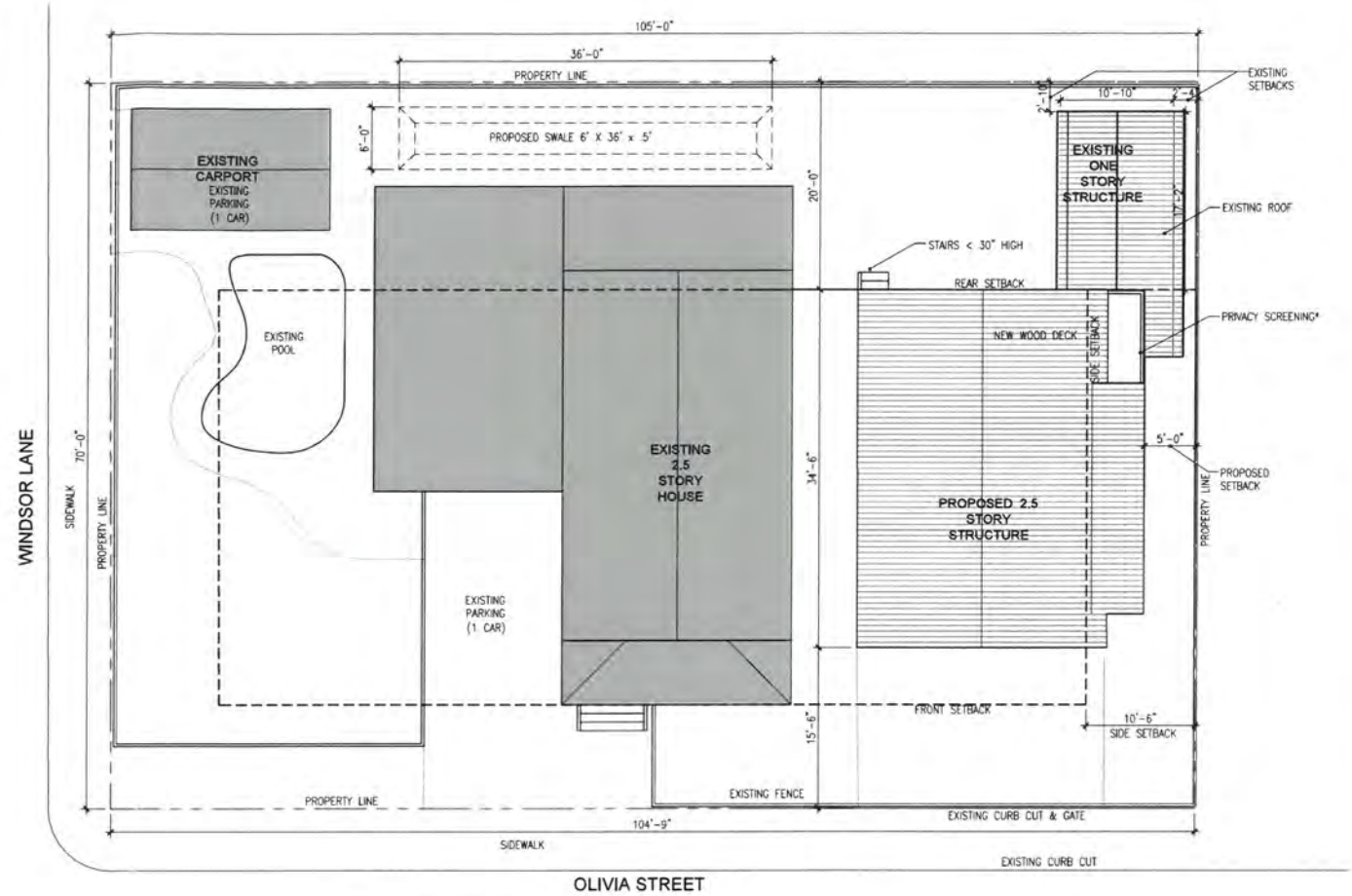
SWALE PROVIDED:
 SWALE A = (6' X 36' X 0.5') = 81 C.F.
 SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	30'	Yes
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,940 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	3,262 s.f. (57.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	30'	15'-6" (New)	Yes
SIDE SETBACK (East) Exist. Shed	Min. 10'-6"	2.17'	No Change	N/A
SIDE SETBACK (East) New Construction	Min. 10'	N/A	5'	No
STREET SIDE SETBACK (West)	Min. 10'-6"	N/A	No Change	N/A
REAR SETBACK - Exist. Shed	Min. 20'	2.84'	No Change	N/A
REAR SETBACK - New Construction	Min. 20'	N/A	20'	Yes
OPEN SPACE	35% Min.	5,249 s.f. (72%)	4,410 s.f. (60%)	Yes



3 COPY OF SURVEY
 SCALE: AS NOTED



TREE NOTES:
 TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING CANOPY IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED, MAY REQUIRE PERMITS FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN SEVERING THE ROOT / ROOTS.

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



1 CONTEXTUAL ELEVATION
 SCALE: 3/16"=1'-0"

*HARC APPROVED
 PLANS
 COR # 15-01-1021
 APPROVED ON 07/28/2015*

Wsa
 william shepler
 architect

Tel: 305-890-6191
 Email: info@wshapler.com

Seal

Consultants

Submissions / Revisions:
 HARC SUBMISSION 1 - 2014.11
 PLANNING SUBMISSION - 2015.12.18
 PLANNING REV. 1 - 2015.02.04
 PLANNING REV. 2 - 2015.03.04
 PLANNING REV. 3 - 2015.5.1
 PLANNING REV. 4 - 2015.5.27
 HARC SUBMISSION 2 - 2015.6.25
 HARC SUBMISSION 1 - 2015.7.7

805 OLIVIA STREET
 KEY WEST, FL
NEW RESIDENTIAL PROJECT

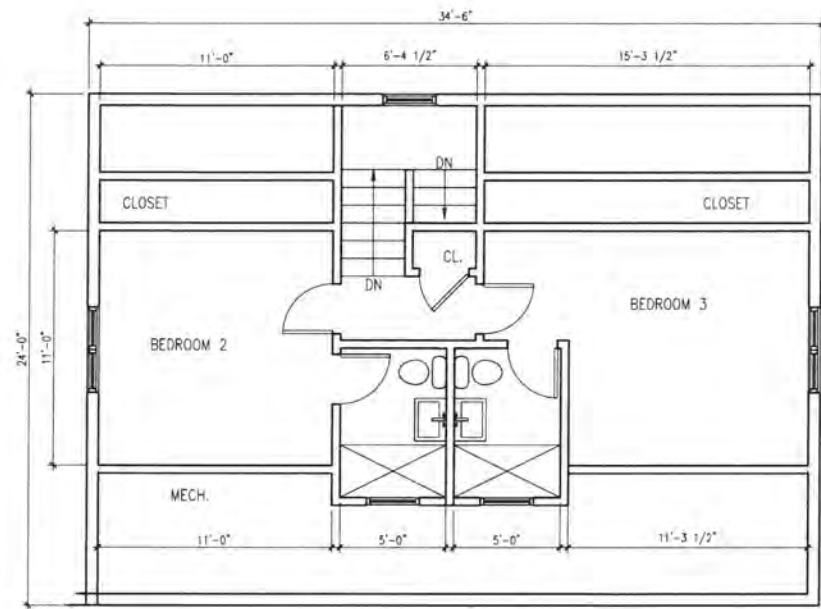
Drawing Size 24x36 Project # 19022

Title: **SITE PLANS / CALCS / SURVEY**

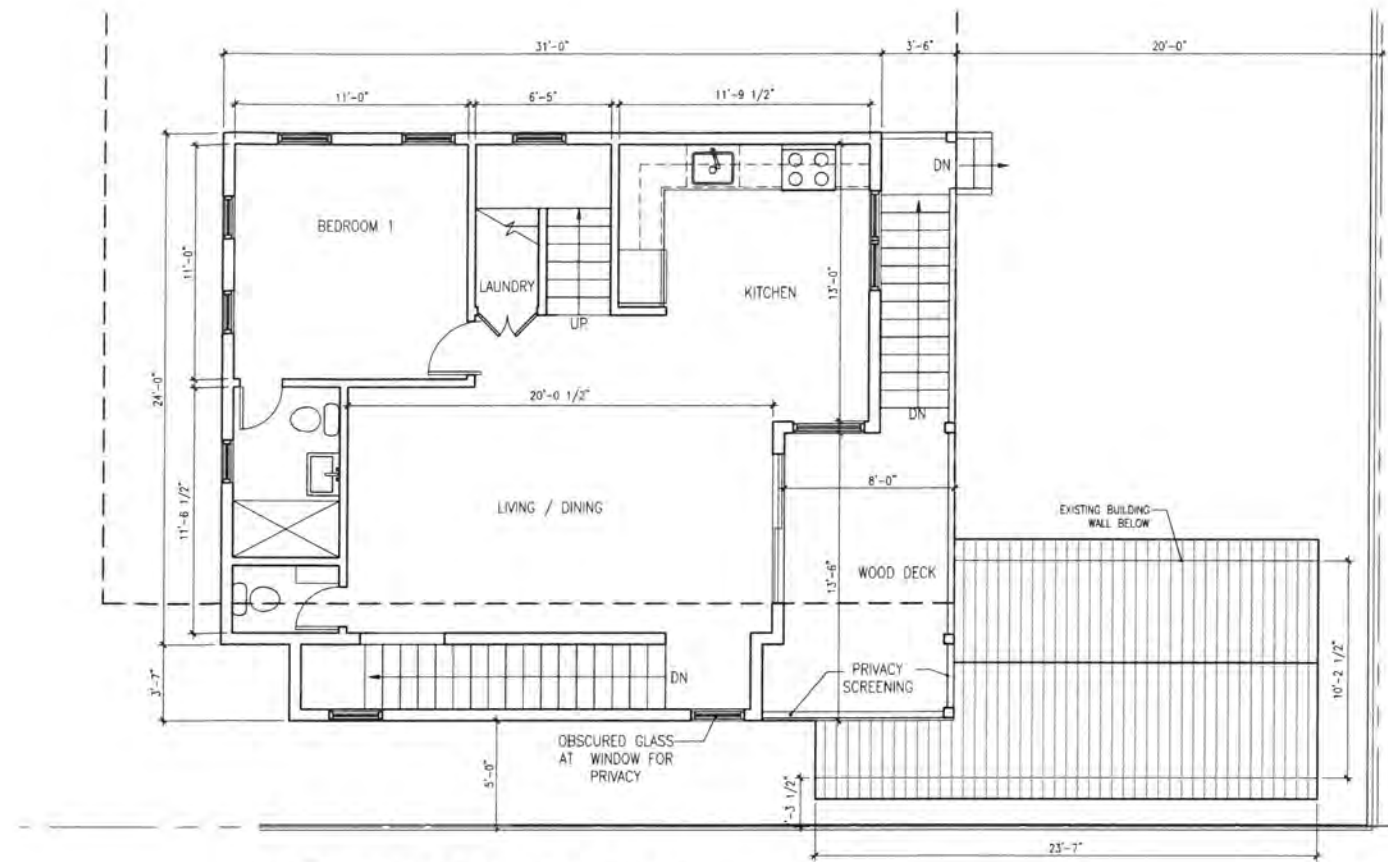
Sheet Number:

A-1.1

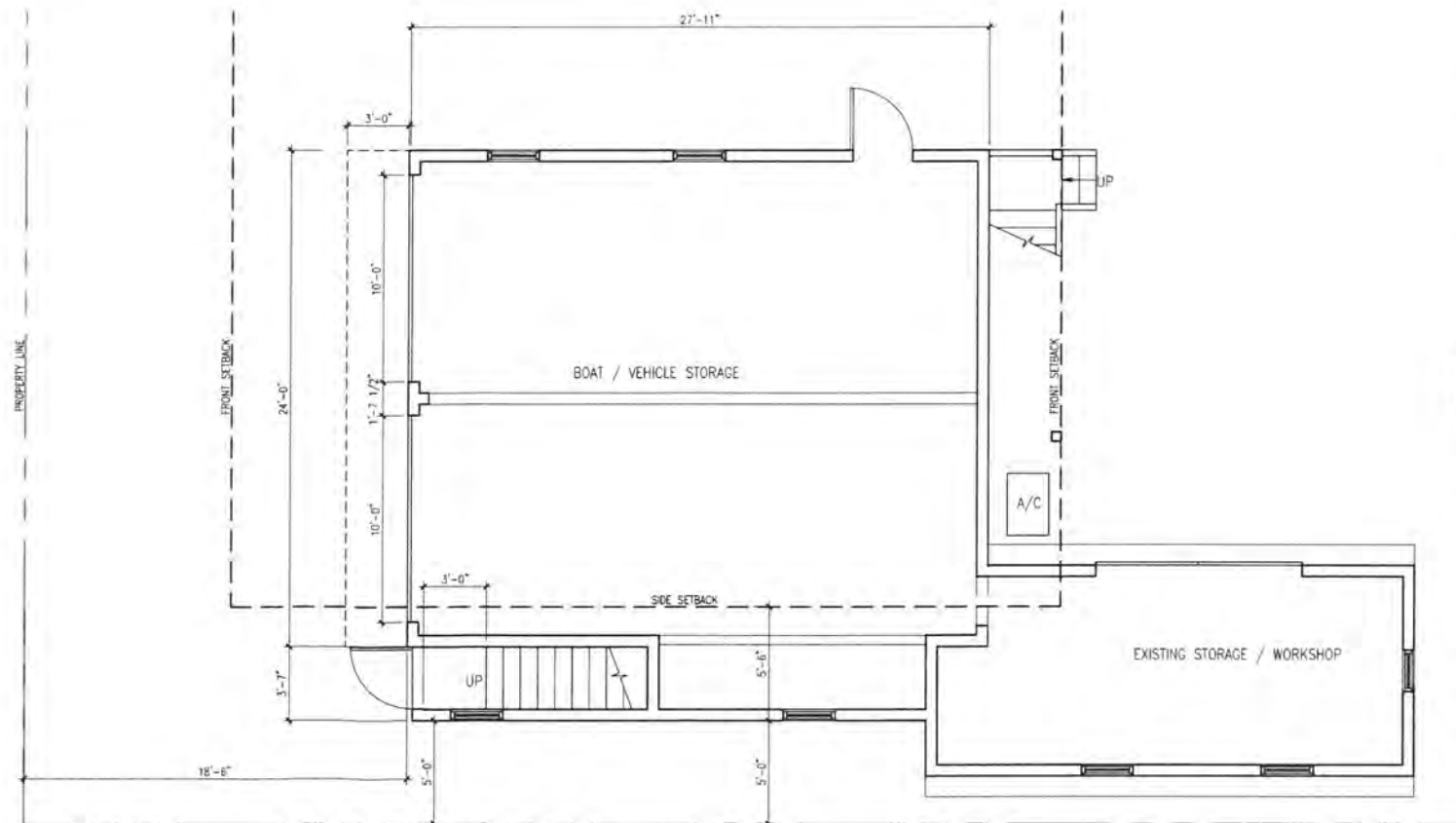
Date - JUNE 25, 2015
 ©2015 by William Shepler Architect



3
A2.1
LOFT PLAN
SCALE: 1/4"=1'-0"



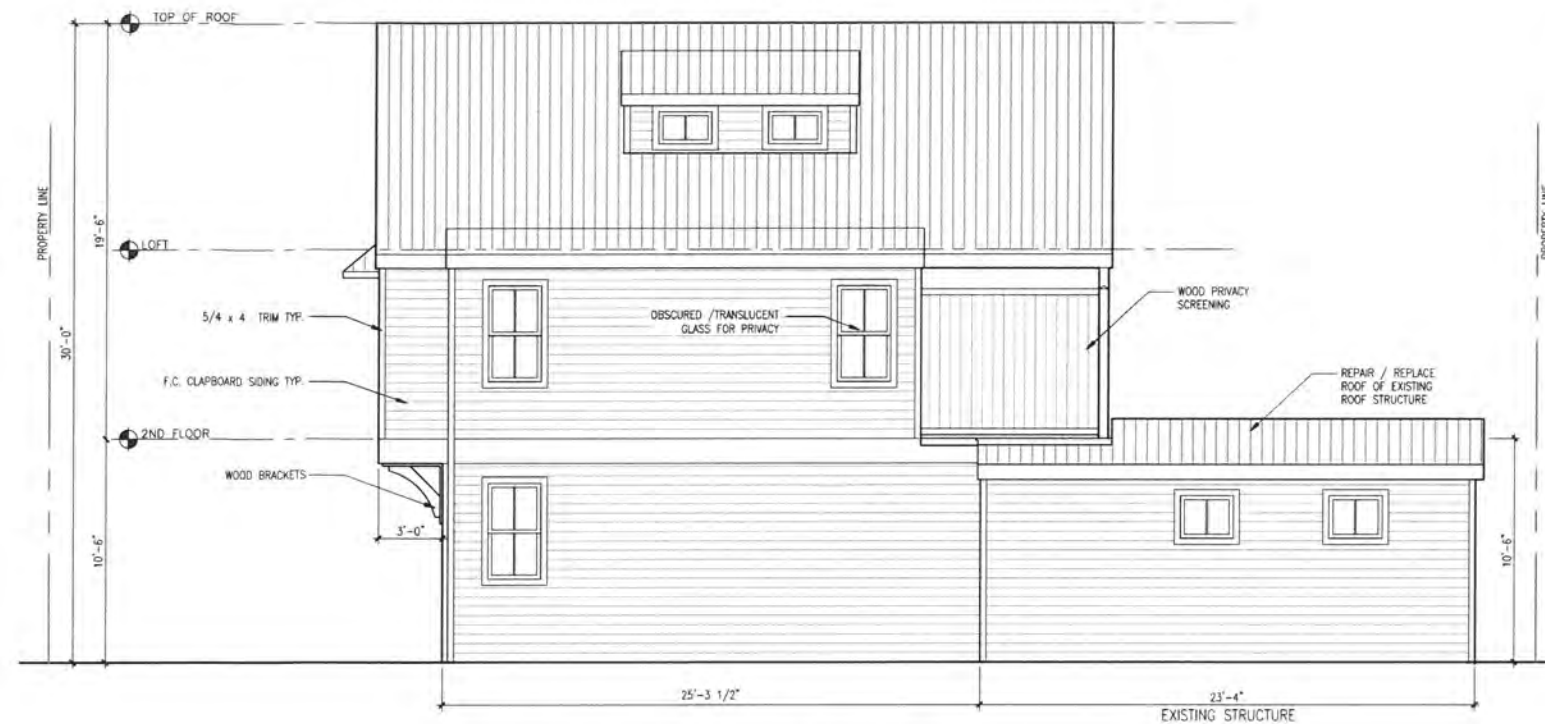
2
A2.1
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



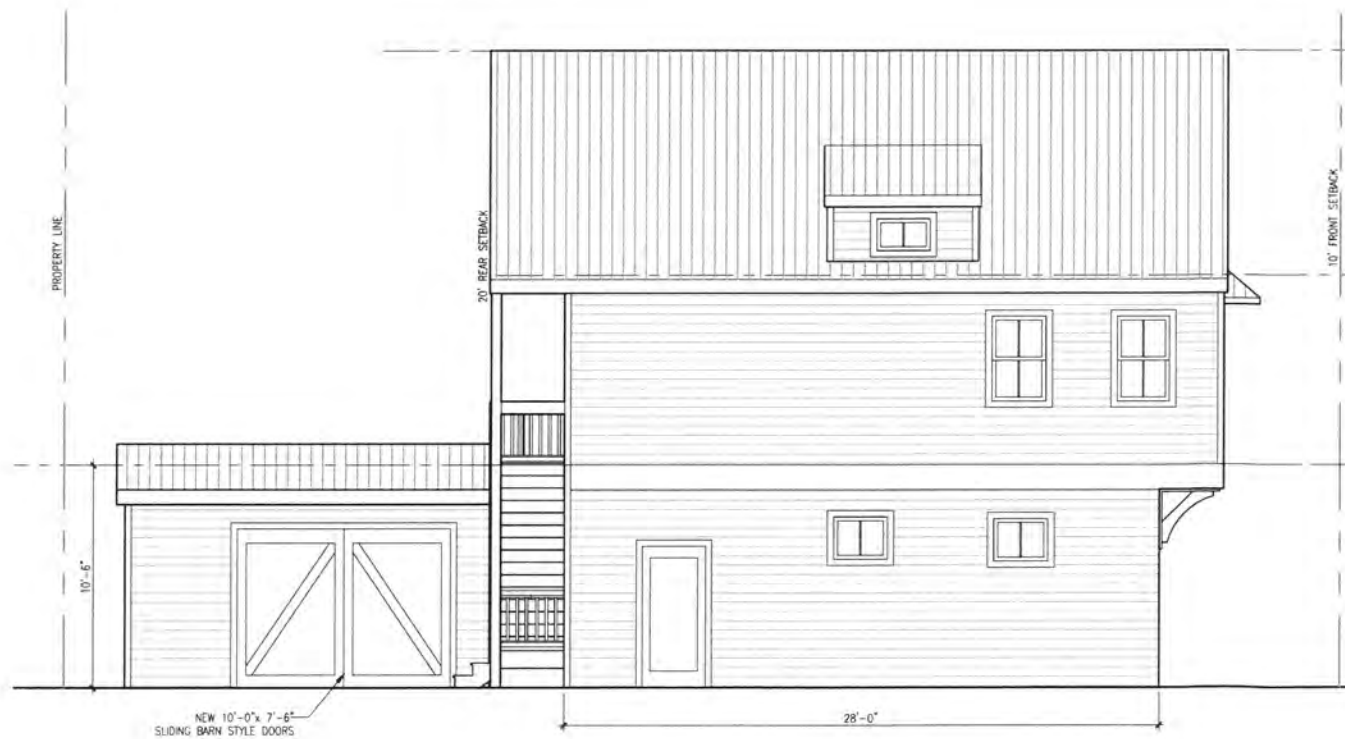
1
A2.1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



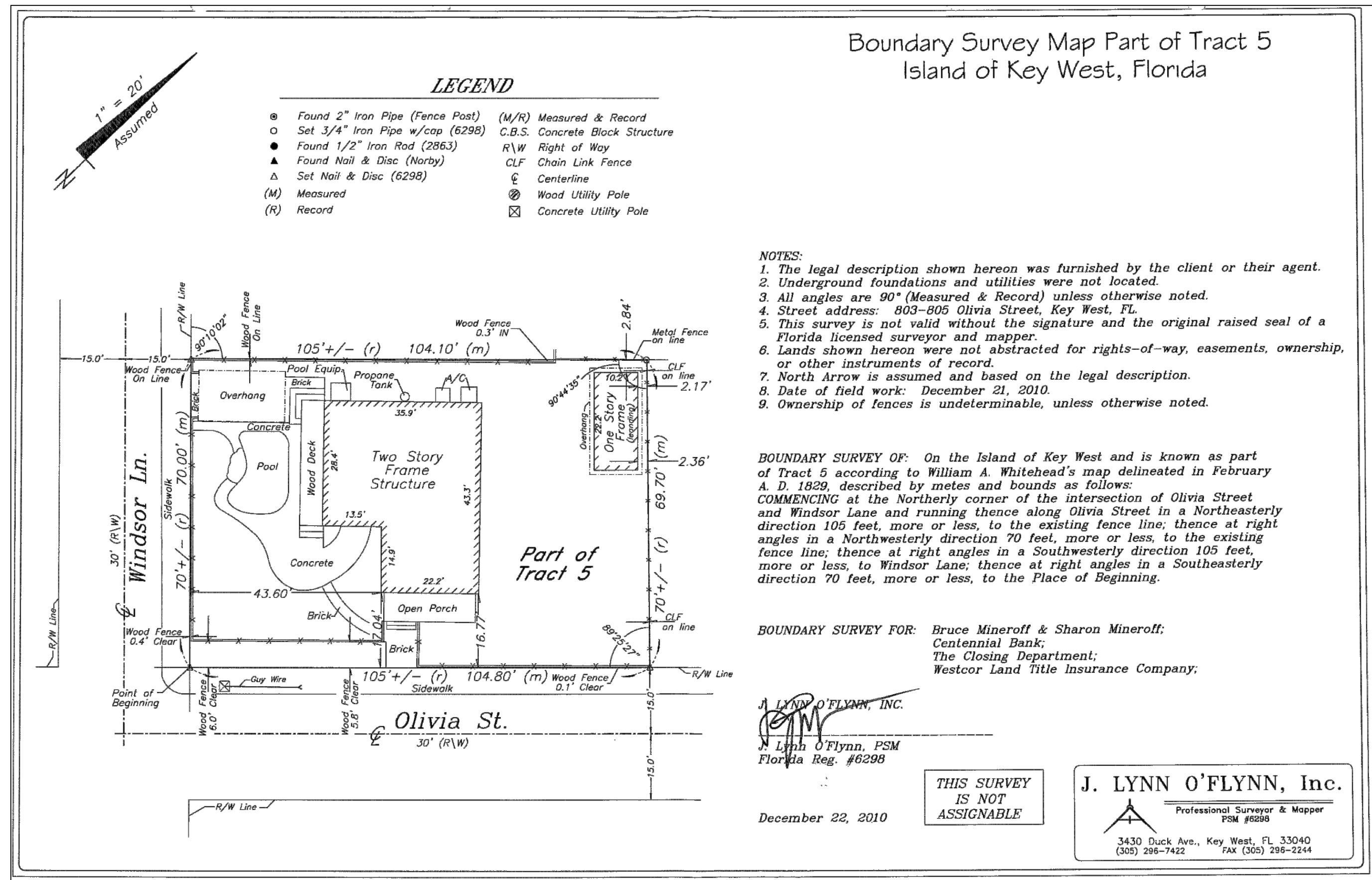
2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



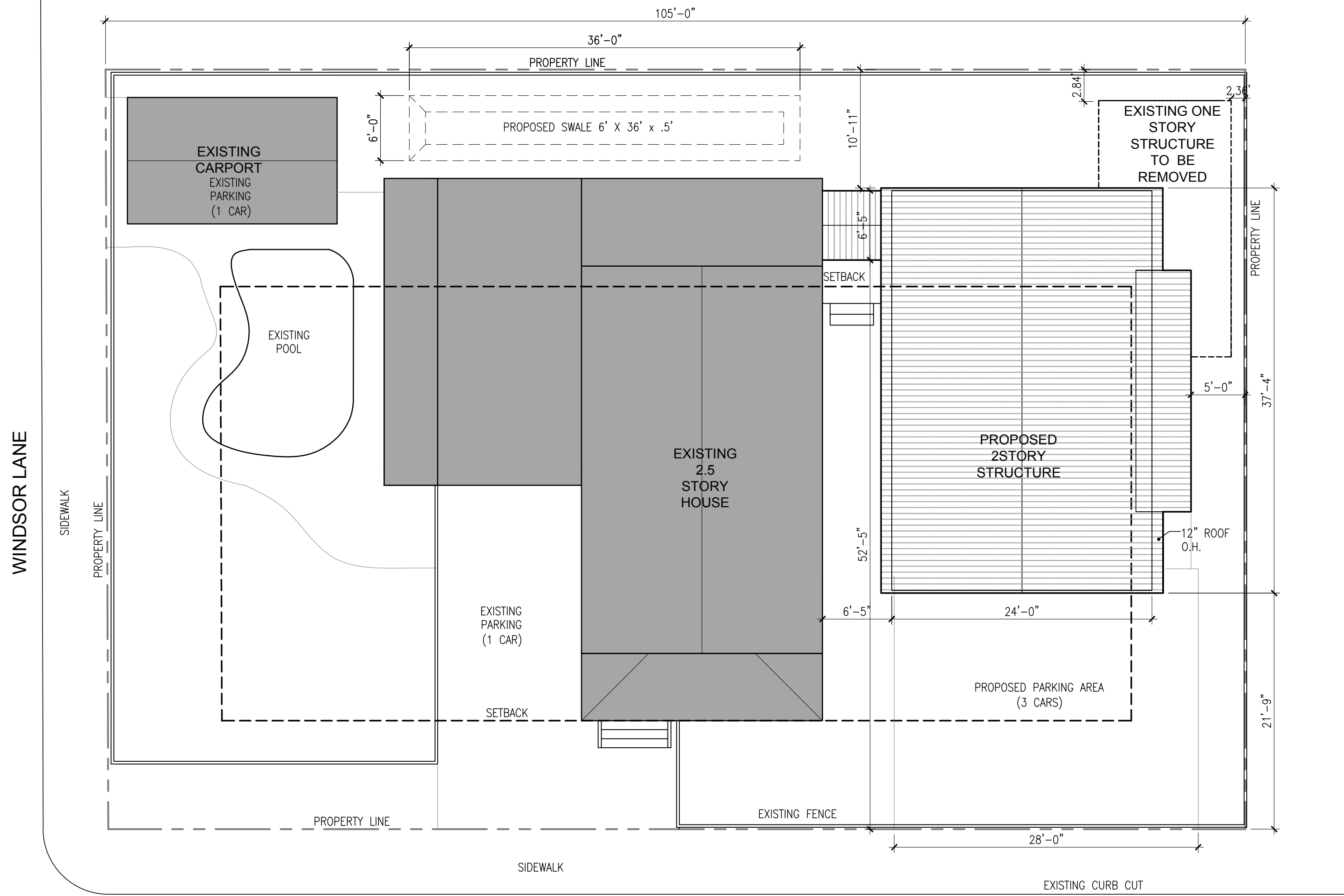
1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

H.A.R.C. SUBMISSION 1 - 2014.4.1
PLANNING SUBMISSION - 2015.12.14
PLANNING REV. 1 - 2015.02.04
PLANNING REV. 2 - 2015.03.04
PLANNING REV. 3 - 2015.5.1
PLANNING REV. 4 - 2015.5.27
H.A.R.C. SUBMISSION 2 - 2015.6.25

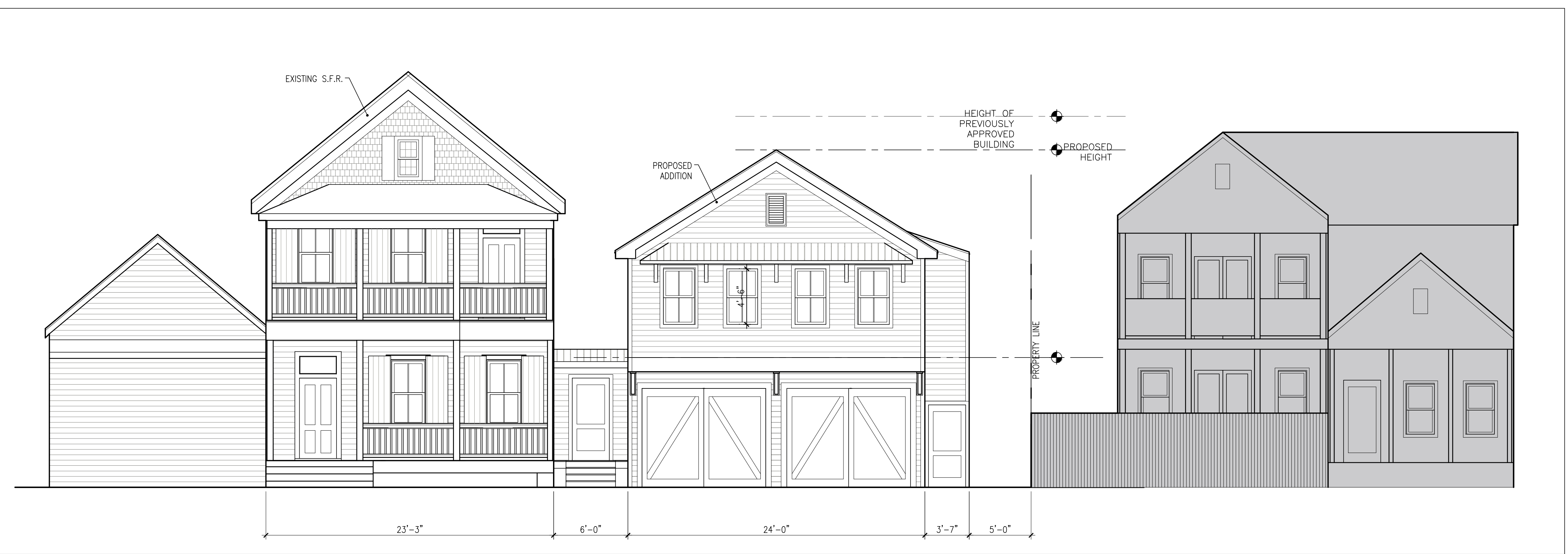
REVISED DESIGN



3 COPY OF SURVEY
 A11 SCALE: N.T.S.



2 PROPOSED SITE PLAN
 A11 SCALE: 1/8"=1'-0"



1 PROPOSED OLIVIA STREET ELEVATION
 A11 SCALE: 3/16"=1'-0"

ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	No Change	Yes
BUILDING COVERAGE	40%	1,996 s.f. (28.5%)	2,763 s.f. (37.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	4,139 s.f. (56.3%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	21'-9" (New)	Yes
SIDE SETBACK (East)	Min. 10'-6"	2.17'	5'	NO*
STREET SIDE SETBACK (West)	Min. 10'-6"	N/A	No Change	N/A
REAR SETBACK - Exist. Shed	Min. 20'	2.84'	11"	NO*
OPEN SPACE	35% Min.	4,231 s.f. (57.5%)	3,211 s.f. (43.6%)	Yes

* Improving an existing non-conforming condition

DRAINAGE CALCS

REQUIRED INFORMATION:

TOTAL LOT AREA = 7,350 S.F.

INCREASED IMPERVIOUS AREA= ROOF = 715 S.F.

% IMPERVIOUS = 715 / 7,350 = .097%

SWALE VOLUME REQUIRED:

FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
 LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
 7350 * 0.104 * .097 = 74.1 C.F.

SWALE PROVIDED:

SWALE A = (6' X 36' X 0.5') = 81 C.F.

SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING

wsa
 william shepler & associates
 architecture

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

Seal:

Consultants:

Submissions / Revisions:
 H.A.R.C. SUBMISSION: 2.26.18

805 OLIVIA STREET
 KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 Project #: 13022.3
 Title: ELEVATION / SITE PLAN / CALCS / SURVEY
 Sheet Number: A-1.1
 Date: - JANUARY 22, 2018
 © 2018 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE, LLC

Seal:

Consultants:

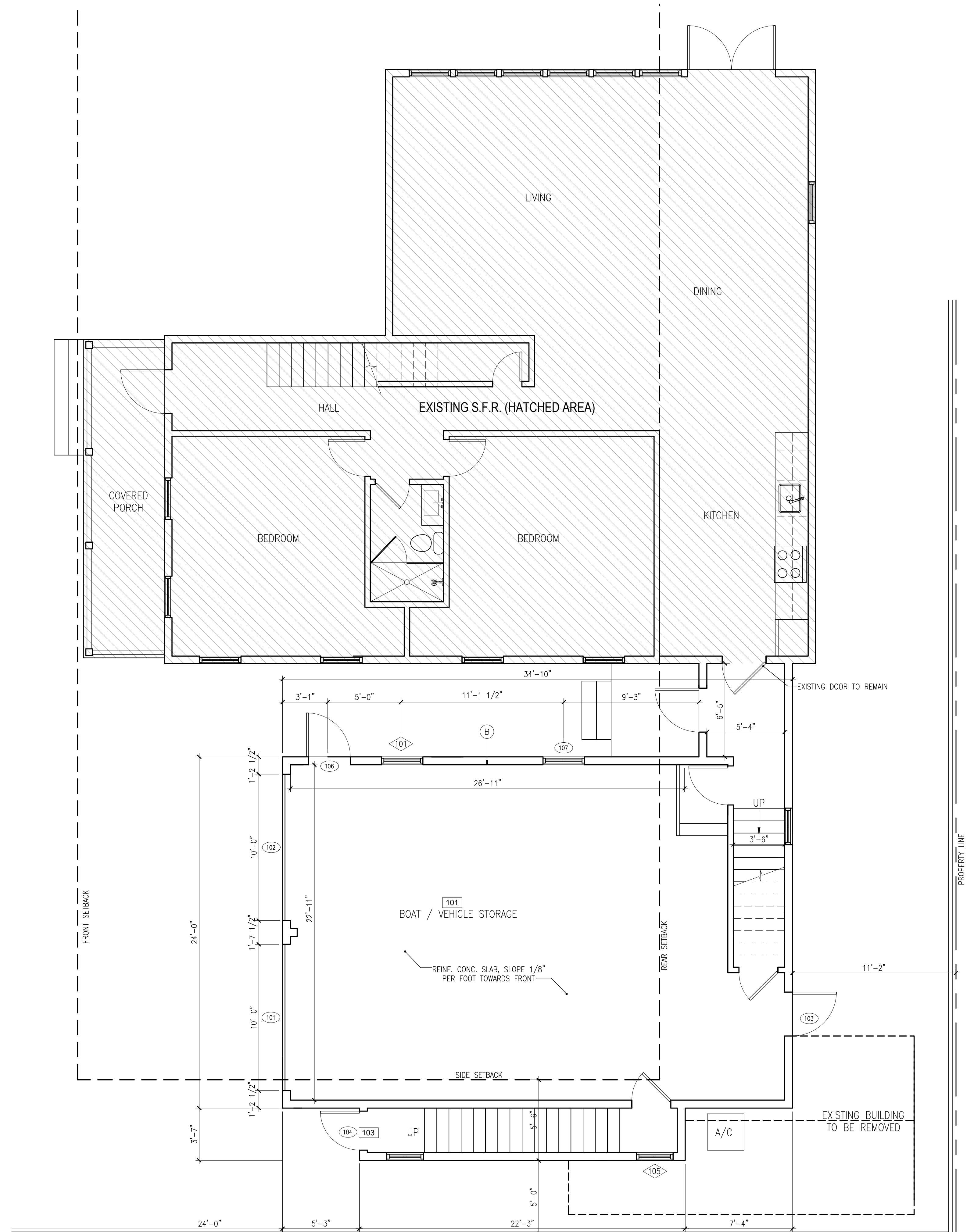
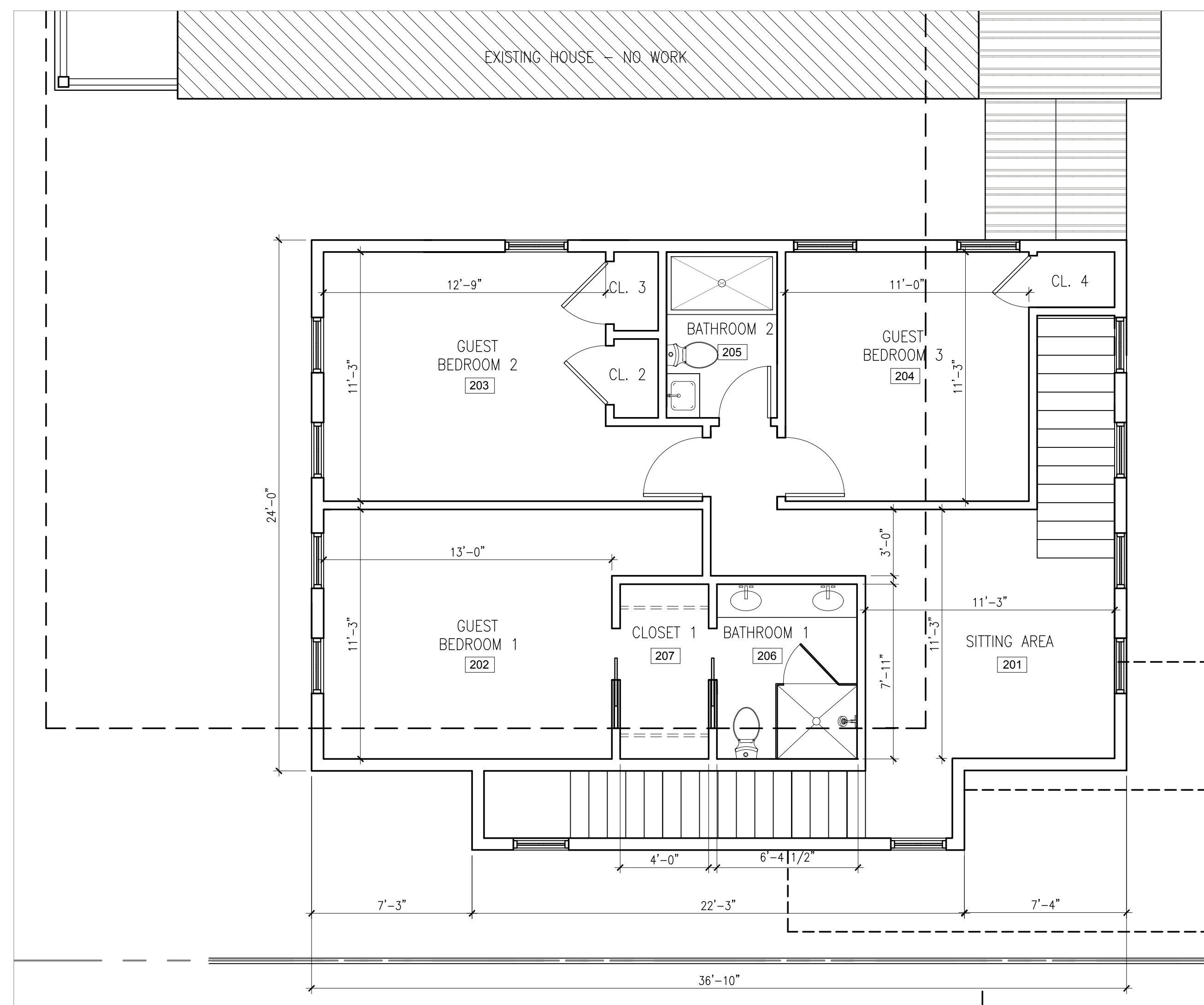
Submissions / Revisions:
 H.A.R.C. SUBMISSION: 2.26.18

805 OLIVIA STREET
 KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size: 24x36 | Project #: 13022.3
 Title:

FLOOR PLANS

Sheet Number:
A-2.1



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18

805 OLIVIA STREET
KEY WEST, FL
RESIDENTIAL ADDITION

Drawing Size 24x36 Project #: 13022.3

Title:

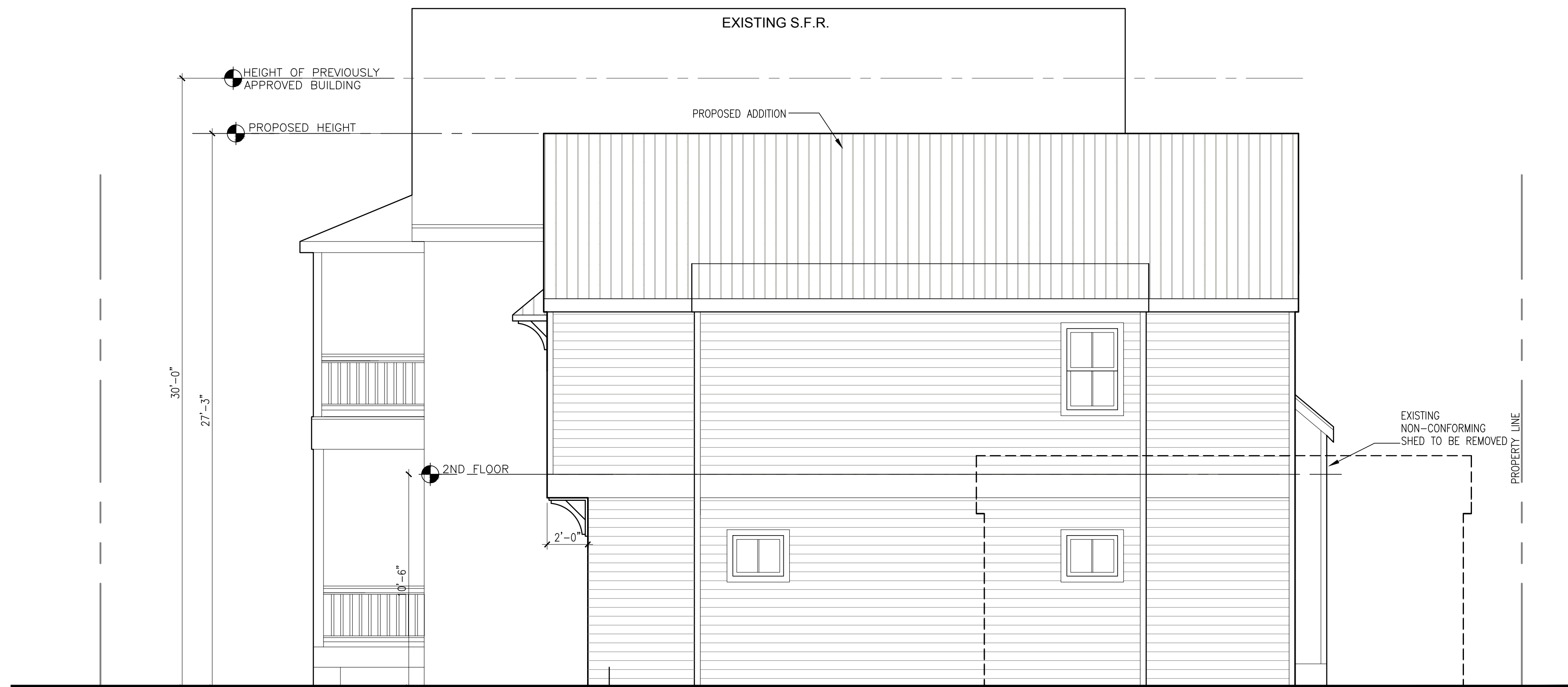
PROPOSED ELEVATIONS

Sheet Number:

A-3.1

Date: - JANUARY 22, 2018

© 2018 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC



2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18

805 OLIVIA STREET
KEY WEST, FL
RESIDENTIAL ADDITION

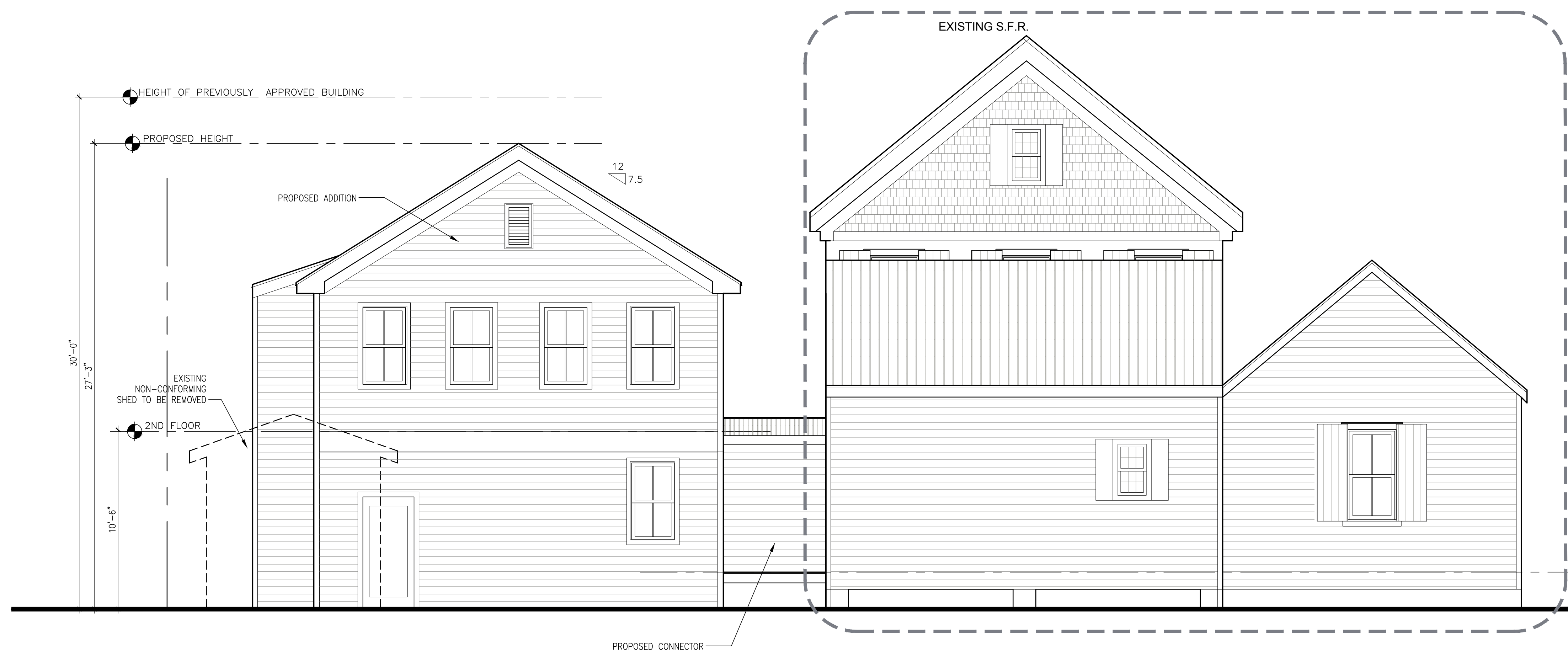
Drawing Size: 24x36 | Project #: 13022.3

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-3.2



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., March 27, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ADDITION TO MAIN HOUSE WITH SMALL CONNECTOR.

#805 OLIVIA STREET

Applicant – William Shepler, Architect Application #18-03-0016

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.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00019930-000000
 Account # 1020621
 Property ID 1020621
 Millage Group 10KW
 Location Address 803 OLIVIA St., KEY WEST
 Legal KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65 OR2023-645/46T/C OR2498-2029/31
 Description (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MINEROFF BRUCE S AND SHARON
 20 MOLLY PITCHER DR
 MANALAPAN NJ 07726

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$396,960	\$342,558	\$344,398	\$330,638
+ Market Misc Value	\$32,427	\$34,730	\$30,667	\$28,690
+ Market Land Value	\$555,954	\$619,540	\$608,944	\$568,348
= Just Market Value	\$985,341	\$996,828	\$984,009	\$927,676
= Total Assessed Value	\$985,341	\$996,828	\$941,692	\$856,084
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$985,341	\$996,828	\$984,009	\$927,676

Land

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

Buildings

Building ID 1511
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3415
 Finished Sq Ft 2272
 Stories 3 Floor
 Condition GOOD
 Perimeter 288
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2004
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 2
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	522	522	0
OPX	EXC OPEN PORCH	461	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	682	0	0
FLA	FLOOR LIV AREA	1,750	1,750	0
TOTAL		3,415	2,272	0

Yard Items

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

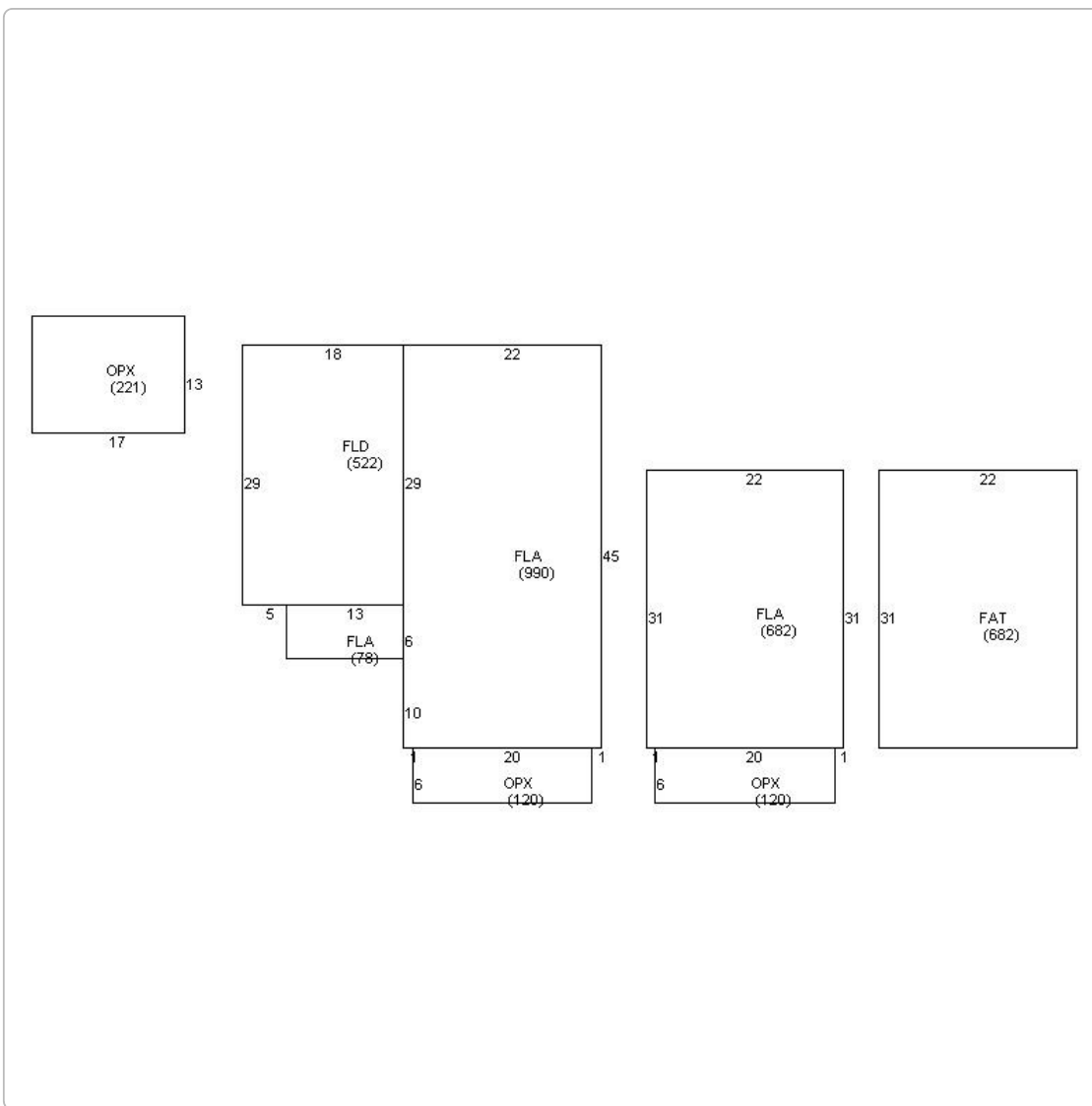
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/29/2010	\$760,000	Warranty Deed		2498	2029	02 - Qualified	Improved
6/30/2004	\$1,150,000	Warranty Deed		2023	0645	Q - Qualified	Improved
6/14/1999	\$390,000	Warranty Deed		1581	1964	Q - Qualified	Improved
8/10/1998	\$325,000	Warranty Deed		1531	2082	Q - Qualified	Improved
11/1/1978	\$85,000	Conversion Code		775	787	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-0338	8/28/2012	3/15/2012	\$12,980	Residential	REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE
11-4526	12/14/2011	3/15/2012	\$9,500		SCRAPE AND PAINT 2 STORY HOUSE. INSTALL NEW FRONT DOOR, REPLACE 20 PCS OF SIDING,
11-3961	10/27/2011	3/15/2012	\$6,500		INSTALL 2 BATHROOMS, 2 LAVS, 2 TOILETS
11-3658	10/25/2011	3/15/2012	\$4,600		NEW CURB CUT CONCRETE DRIVEWAY 11X24
11-1415	8/30/2011	3/15/2012	\$25,000		ADD STAIR TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL AC ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION
11-2752	8/16/2011	3/15/2012	\$29,000		ENCLOSED EXISTING DECK AREA 175sf ROOF WINDOWS BATH
11-2910	8/16/2011	3/15/2012	\$10,300		TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE, DOORS, PARTITIONS
11-4110	1/9/2011	3/15/2012	\$1,950		R&R EXISTING DUCT WORK
05-4464	1/4/2006	12/31/2006	\$2,200	Residential	RED TAG - INSTALL BRICK PAVERS
05-5354	12/6/2005	12/31/2006	\$2,000	Residential	BUILD PICKET FENCE ALONG FRONT
05-3886	9/23/2005	11/16/2005	\$2,000	Residential	DEMO EXISTING SINGLE STORY STRUCTURE
05-3643	9/16/2005	11/16/2005	\$1,800	Residential	INSTALL 4 SQUARES V-CRIMP ROOFING
05-3647	8/25/2005	11/16/2005	\$9,000	Residential	INSTALL TWO A/C SYSTEMS
05-2270	6/8/2005	11/16/2005	\$1,000	Residential	HOOK UP SWIMMING POOL PUMP
05-1053	4/5/2005	11/16/2005	\$26,000	Residential	DEMO EXISTING POOL FOR NEW LOCATION
05-0922	3/23/2005	11/16/2005	\$10,000	Residential	REPLACE 12 SQS OF V-CRIMP ROOFING
05-0624	3/5/2005	11/16/2005	\$144,500	Residential	CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
05-0061	1/31/2005	11/16/2005	\$135,500	Residential	REMODEL INTERIOR EXISTING BUILDING
04-2545	7/30/2004	11/16/2005	\$28,000	Residential	GNT POOL, ELEC, DECK
01/3605	5/3/2002	11/26/2002	\$5,000	Residential	PAINT EXTERIOR
00-966	4/25/2000	10/22/2001	\$3,000	Residential	FENCE AND PORCH REPAIRS
00-214	2/7/2000	10/22/2001	\$1,200	Residential	fence
9903599	10/29/1999	11/22/2000	\$550		INTERIOR STORM DAMAGE
9902483	7/19/1999	11/22/2000	\$700		REPAIRS TO DRYWALL

Sketches (click to enlarge)



Photos



Map



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

Last Data Upload: 3/21/2018 1:27:37 AM



Schneider

Developed by
The Schneider
Corporation