

Historic Architectural Review Commission

Staff Report Item 8

Meeting Date: May 14, 2013

Applicant: Thomas Kelly

Application Number: H13-01-607

Address: #820 Virginia Street

Description of Work: New two story frame house on vacant lot.

Building Facts: The proposed new two story house will be built on a vacant lot. On April 15, 2013 the Planning Department granted a beneficial use allocation for the purpose of constructing a single family. The beneficial use was rectified by the Department of Economic Opportunities of the State of Florida on May 2, 2013. The submitted plans are for a single family home.

The Sanborn maps of 1912 through 1962 depict the actual lot as a vacant one. Buildings on both sides adjacent to the lot are two story houses, as well as the adjacent building on the back.

Guidelines Cited in Review: Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 1 through 7 of pages 38-38a.

Staff Analysis

The Certificate of Appropriateness proposes the construction of a two story frame structure on a vacant lot. The proposed design is traditional in concept. The proposed house will be rectangular in footprint and will have a hip roof. A one story small entry porch that covers the front door is the only volume that extends out from the exterior walls. The plans include one over one aluminum impact rated windows and aluminum rated doors. The exterior walls will have hardi board siding, painted in a pale yellow color while trims will be painted white. Metal v-crimp will be used as the roofing system.

A wood deck and a swimming pool are proposed on the back portion of the site. A driveway is proposed on the front yard which will be covered with crushed rock.

The proposed design complies with actual setback requirements as well as with building coverage and impervious surface ratios. The lot is located on a HMDR zoning district;

Front yard-10'
Side yard- 5'
Back yard-15'
Maximum height- 30'
Building coverage- 40%
Impervious ratio- 60%

Consistency with Guidelines

1. The proposed design incorporates forms and textures found in the historic district.
2. The proportions, mass and scale of the proposed new house are in keeping with the adjacent houses.
3. The design conforms to all zoning requirements, including setbacks, impervious surfaces and building coverage.
4. The proposed deck and swimming pool will be located on the back portion of the lot, not visible from the street.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

April 15, 2013

VIA ELECTRONIC MAIL
FARGUZZ2KW@aol.com

Farlin P. Guzewich Jr.
806 Virginia Street
Key West, FL 33040

RE: Beneficial Use Allocation, 820 Virginia Street (RE#00030410-000000, AK#1031186)

Dear Mr. Guzewich,

This letter is sent in response to your request for a Lawful Unit Determination. After conducting the required research it has been determined that there was no dwelling unit on the property in 1990¹. In fact, this property is vacant and has been vacant since it was originally platted. Further, the property was reviewed and granted a Building Permit Allocation System unit (commonly known as a "Beneficial ROGO") in 1995 and again in 2006. The time frame for action expired each time and the allocation reverted back to the City. At this time, we will again provide an allocation to you for use on this property.

Therefore, in accordance with Sections 108-994 through 108-998, the Planning Department hereby grants a building permit allocation for property located at 820 Virginia Street. The allocation will be for a 1.0 full Building Permit Allocation System (BPAS) unit for the purpose of constructing a single-family house. This is necessary as the property has been vacant since the original plat was filed and thus was not included in the hurricane evacuation modeling. Based on the property's Historic Medium Density Residential (HMDR) zoning designation and being a plated lot of record on August 10, 1993 (date of adoption of the Comprehensive Plan per Ordinance 108-998), the City is able to issue this allocation. This granting of an allocation is conditioned on all necessary building permits being applied for within 24 months of issuance. Otherwise, this allocation will revert back to the City unless an extension is requested prior to expiration.

Based on the above, the following conclusions can be made:

1. Per density allowances, a single family house can be developed on Lot 2 identified in a manner consistent with the intent of the HMDR zoning district per Sections 122-596 through 122-600.
2. It is necessary to allocate a BPAS unit to the property in order to avoid depriving the property owner of all reasonable economic use of the property.

This action 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 9J-1, 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 the development order; 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 or development order until the appeal is resolved by agreement or order.

Respectfully,


Brendon Cunningham

Attachment: 1 Lawful Unit Determination
2 Application

cc: Donald Leland Craig, AICP, Planning Director
John Woodson, Chief Building Official
Larry Erskine, Assistant City Attorney
Carolyn Walker, Licensing Official
Michael Turner, Utilities Collection Manager
Scott Russell, C.F.A., Monroe County Property Appraiser

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 04-25-1013-100607

OWNER'S NAME:

~~Patric Guzewich~~
~~STEPHANIE COLOBERG CLARK~~

DATE:

3/25/13

OWNER'S ADDRESS:

822 VIRGINIA ST.

PHONE #:

788-8208

APPLICANT'S NAME:

THOMAS KELLY

PHONE #:

745-1100
304-1984

APPLICANT'S ADDRESS:

191A ROCKY ROAD SUGARLOAF KEY FL.

ADDRESS OF CONSTRUCTION:

820 VIRGINIA ST.

OF UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

NEW TWO STORY FRAME RESIDENCE ON
VACANT LOT

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 3/25/13

Applicant's Signature: [Signature]

Staff Use Only

Date: _____

Staff Approval: [Signature] Date: 5/01/13 50 Type: BP Drawer: 63707
 Receipt no: 63707
 2013 100607
 \$ BUILDING PE 1 \$100.00
 Fee: Due: \$ 29107.44
 Trans: 2396 \$100.00
 CK CHECK

Trans date: 5/01/13 Time: 13:36:47

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Vacant lot.

Guidelines for new construction (pages 36-38a)

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Farlin Guzewich

806 Virginia Street

Key West, FL 33040
Phone (954) 802-5980
farguz2kw@aol.com

April 5, 2013

HARC Commission
Key West, Florida

Dear HARC Commission,

Please be advised that I am currently under contract to sell my property located at 820 Virginia Street, Key West to Ari Glazer and Stephanie Goldberg Glazer. Therefore I grant them permission to move forward with the HARC Commission in planning their new house and authorize their application. Having seen their plans I fully support this project and am confident that they will be adding to the beauty of our neighborhood.

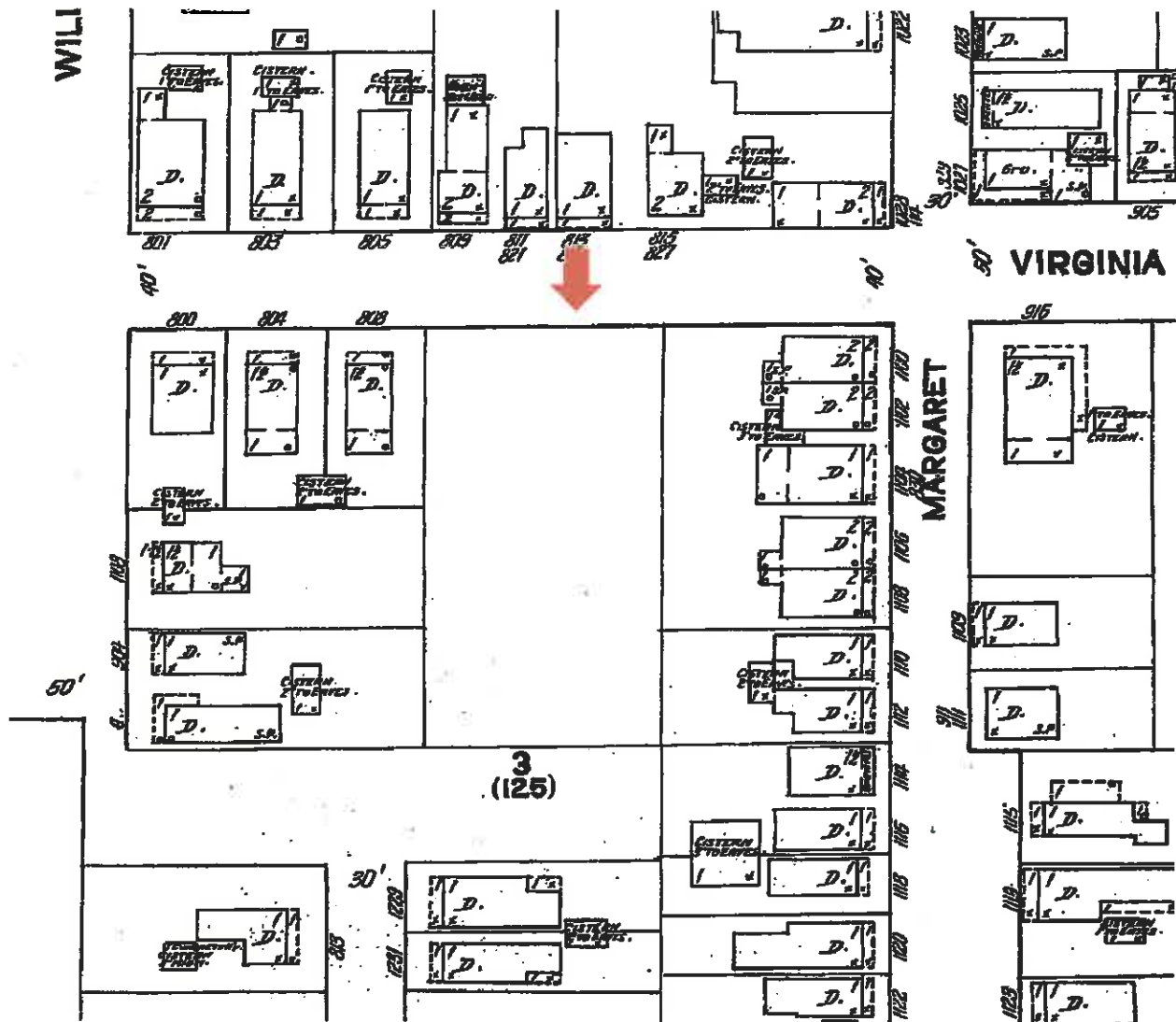
Sincerely,



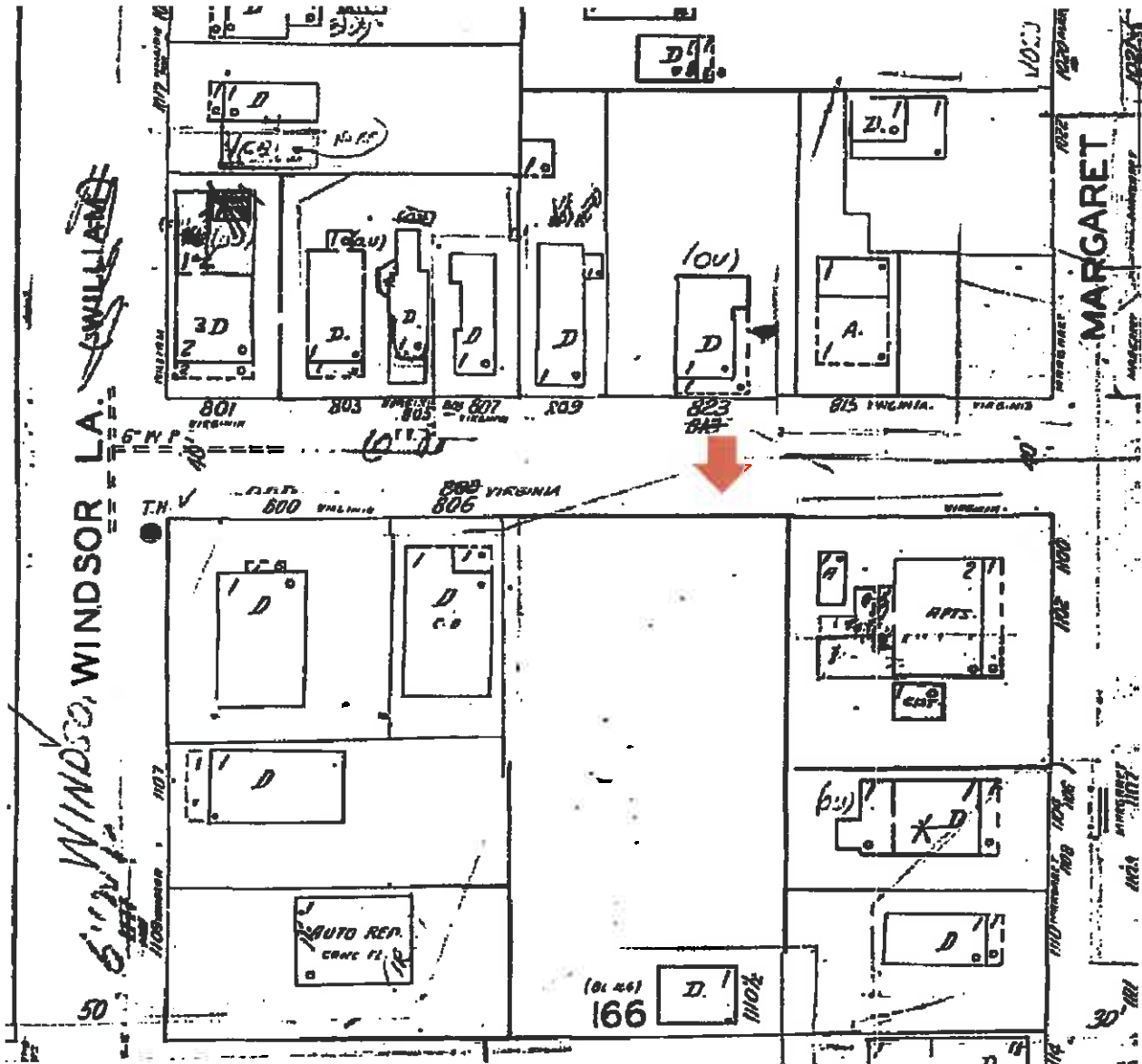
Farlin Guzewich
Owner of 820 Virginia Street, Key West, FL 33040

Address: 806 Virginia Street, Key West, FL 33040

Sanborn Maps



#420 Virginia Street Sanborn map 1912



#420 Virginia Street Sanborn map 1962

Project Photos



US Dept of State Geographer
© 2012 Google
© 2012 Google

Google earth









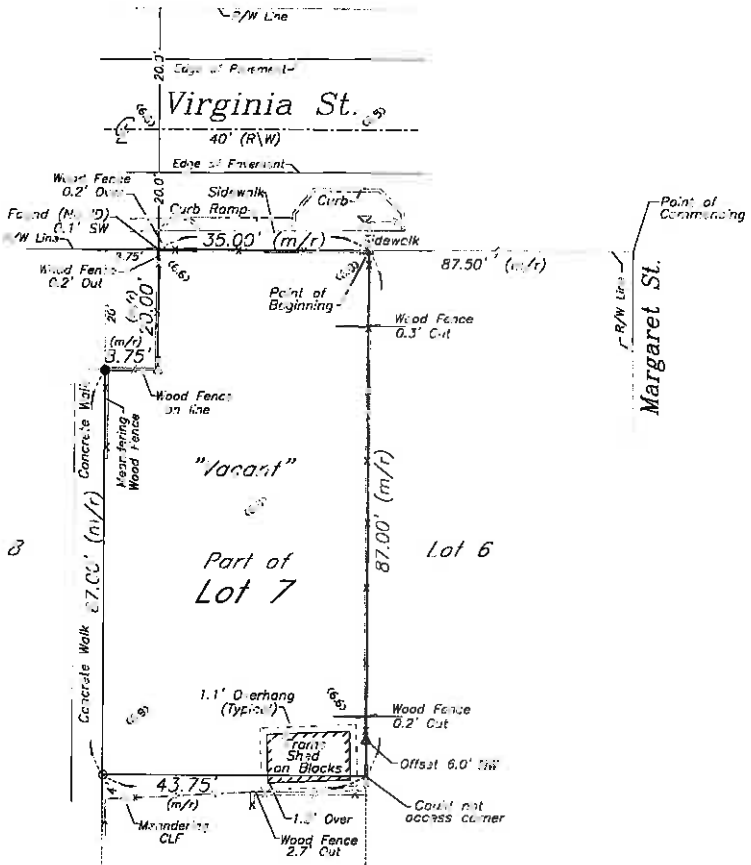
808





Survey

Boundary Survey Map of part of Lot 7, Tract 12
Plat Book 1, Page 20, Island of Key West, FL



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PIS) (No ID)
- ▲ Found Nail & Disc (PIS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.R.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the seller, Farlin P. Guzewich, Jr. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 820 Virginia 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: April 8, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: V-267

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829 as part of Lot Eight (8), part of Lot 11, and part of Lot 12, of Tract Twelve (12) as recorded in Deed Book VV, page 317, and more particularly described as follows:

COMMENCE at the intersection of the Southwesterly right of way boundary line of Margaret Street with the Southeasterly right of way boundary line of Virginia Street, thence in a Southwesterly direction along the said Southeasterly right of way boundary line of Virginia Street 87.50 feet to the Point of Beginning; thence continue Southwesterly along said Southeasterly right of way boundary line for a distance of 35.00 feet; thence run Southeasterly at right angles for a distance of 20.00 feet; thence run Southwesterly at right angles for a distance of 8.75 feet; thence run Southeasterly at right angles for a distance of 67.00 feet; thence run Northeasterly at right angles for a distance of 43.75 feet; thence run Northwesterly at right angles for a distance of 87.00 feet back to said Point of Beginning.

BOUNDARY SURVEY FOR: Ari J. Glazer & Stephanie E. Goldberg Glazer;

J. LYNN O'FLYNN, INC.

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

April 9, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

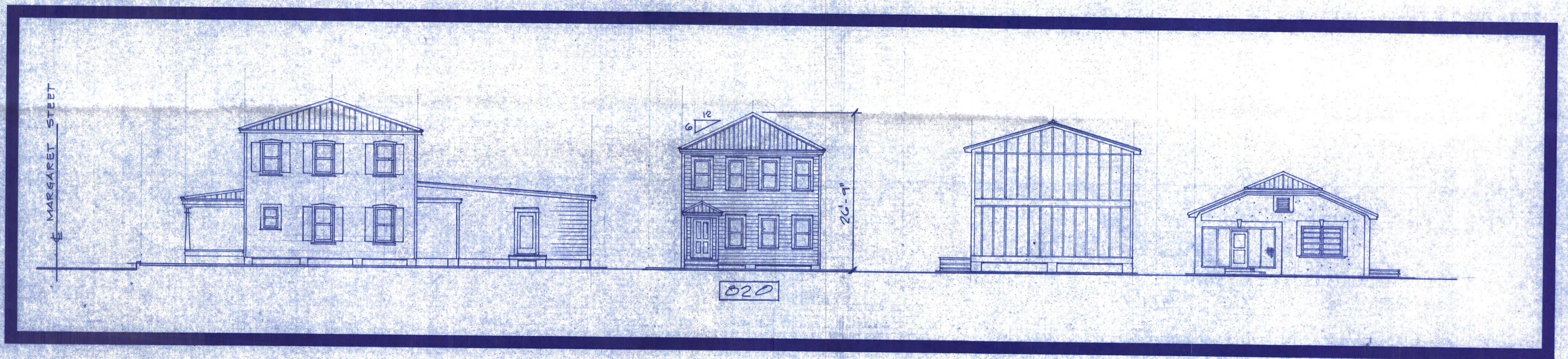


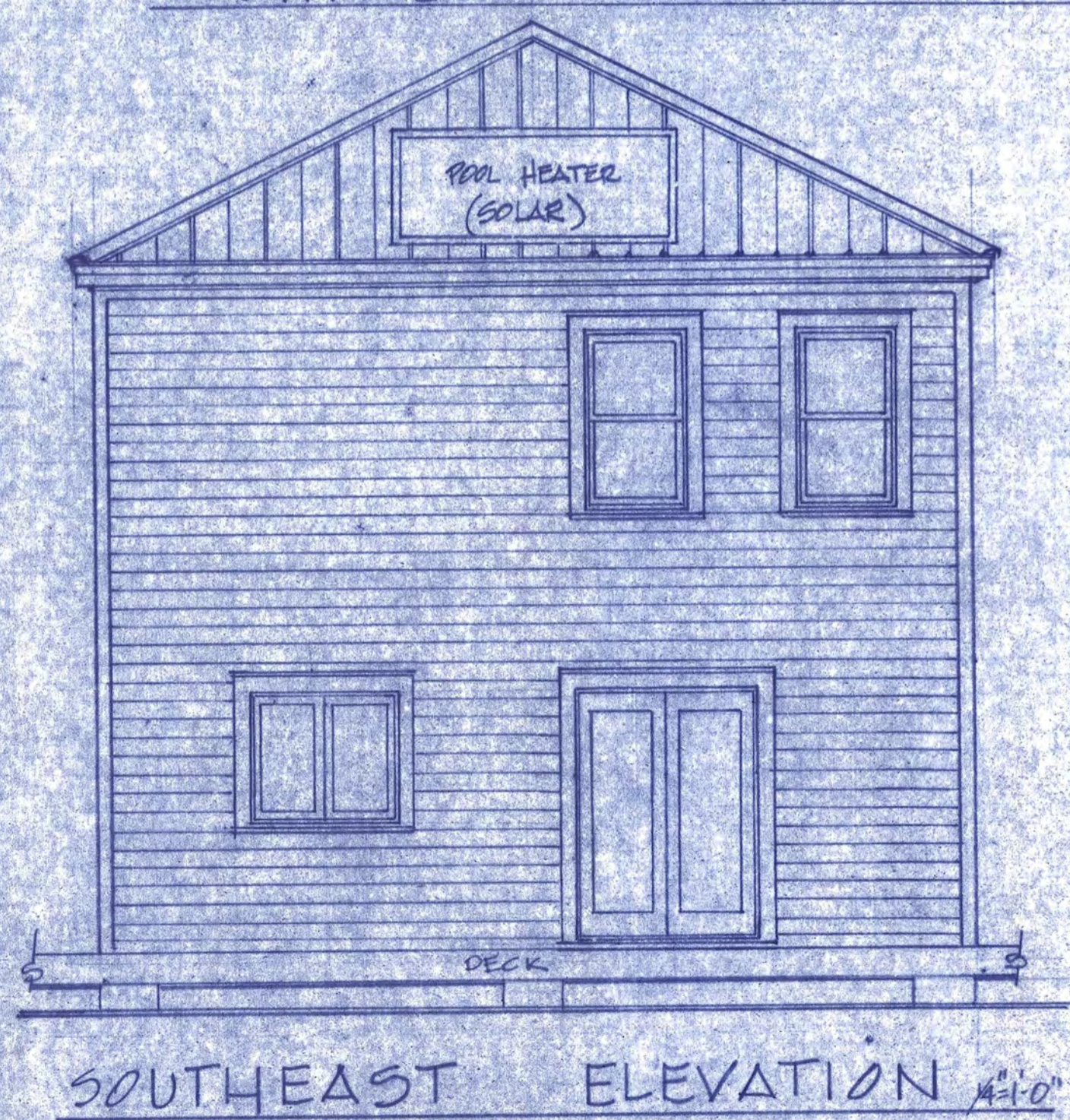
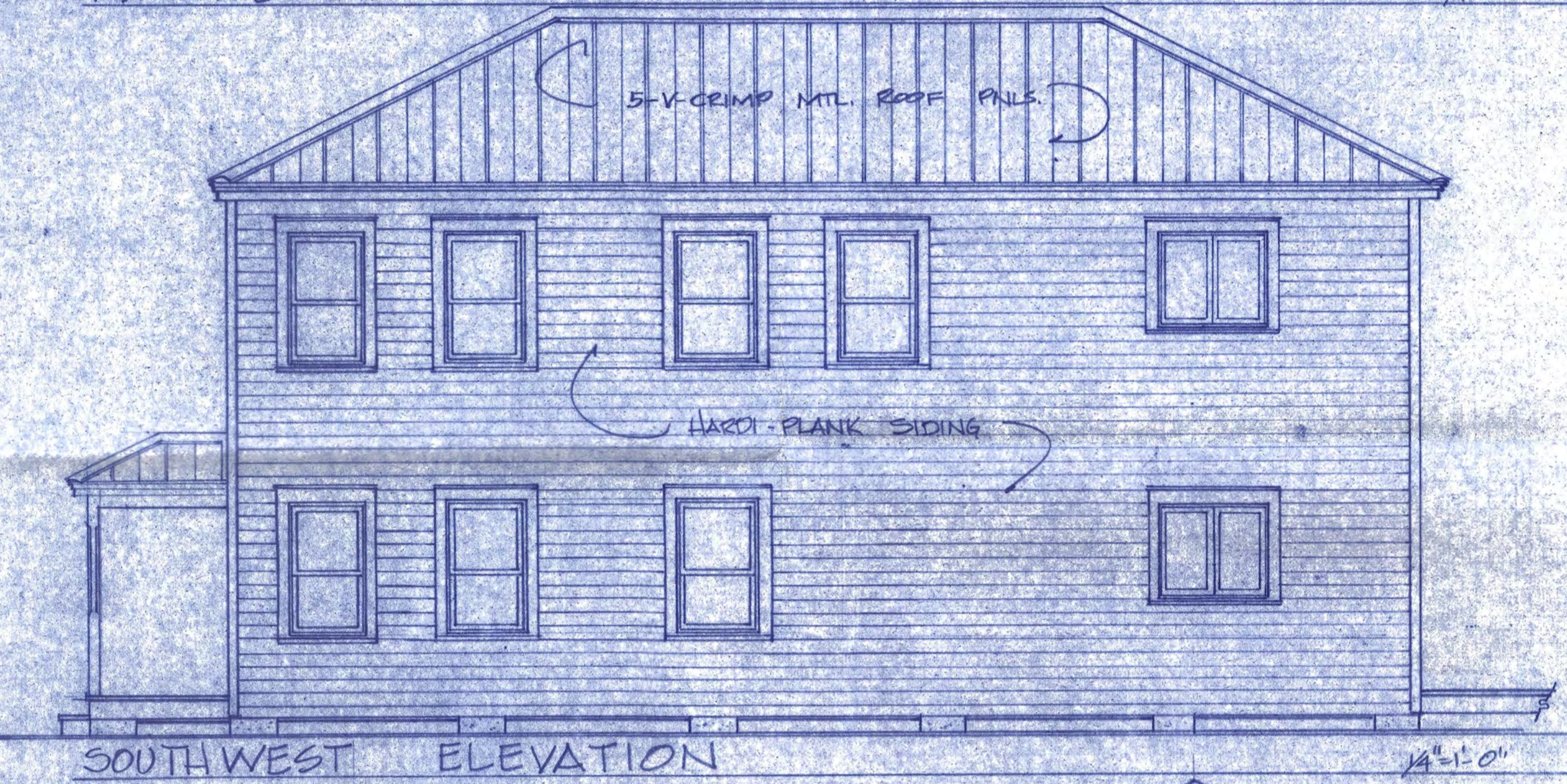
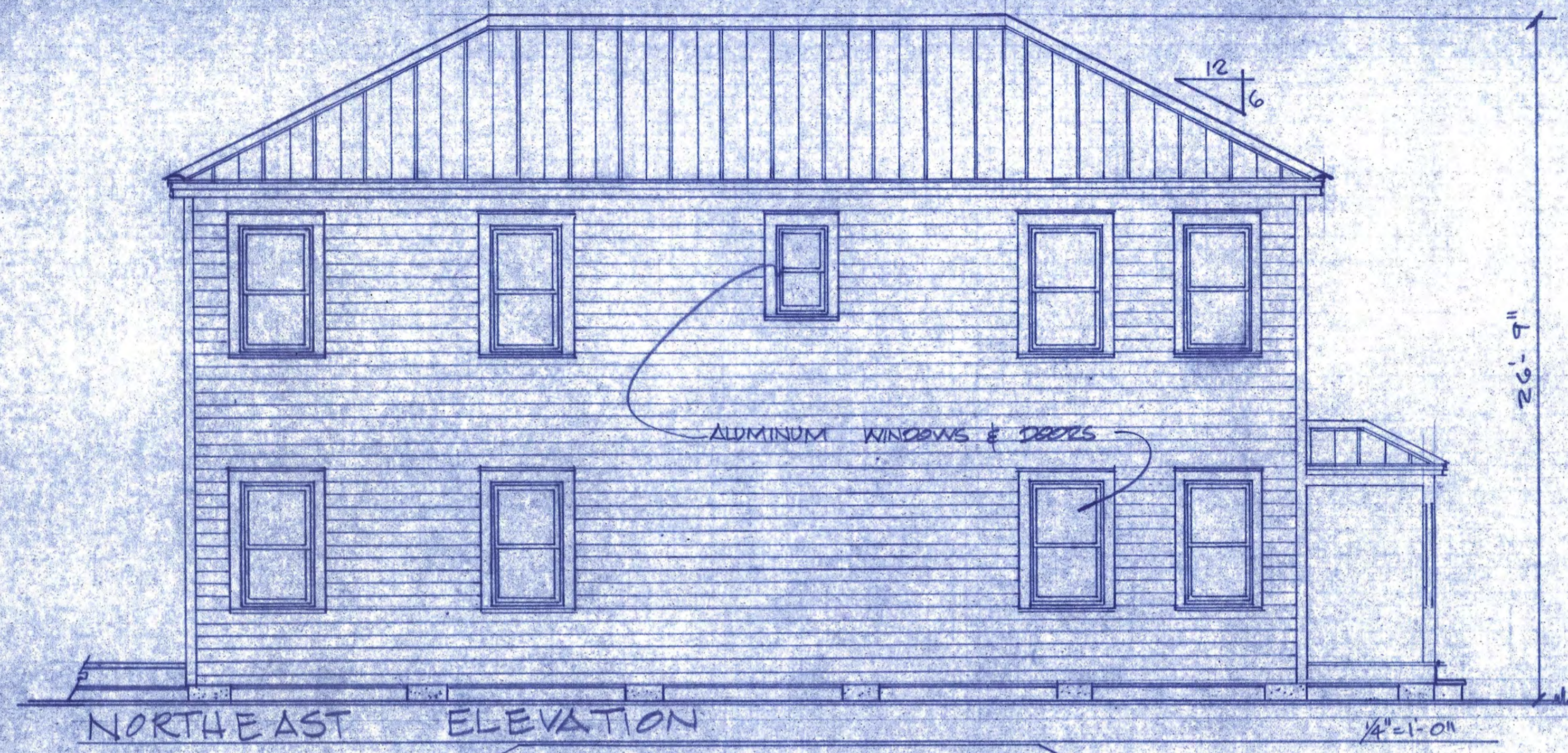
Professional Surveyor & Mapper
PSM #8288

3430 Duck Ave., Key West, FL 32040
(305) 296-7152 FAX (305) 296-1244

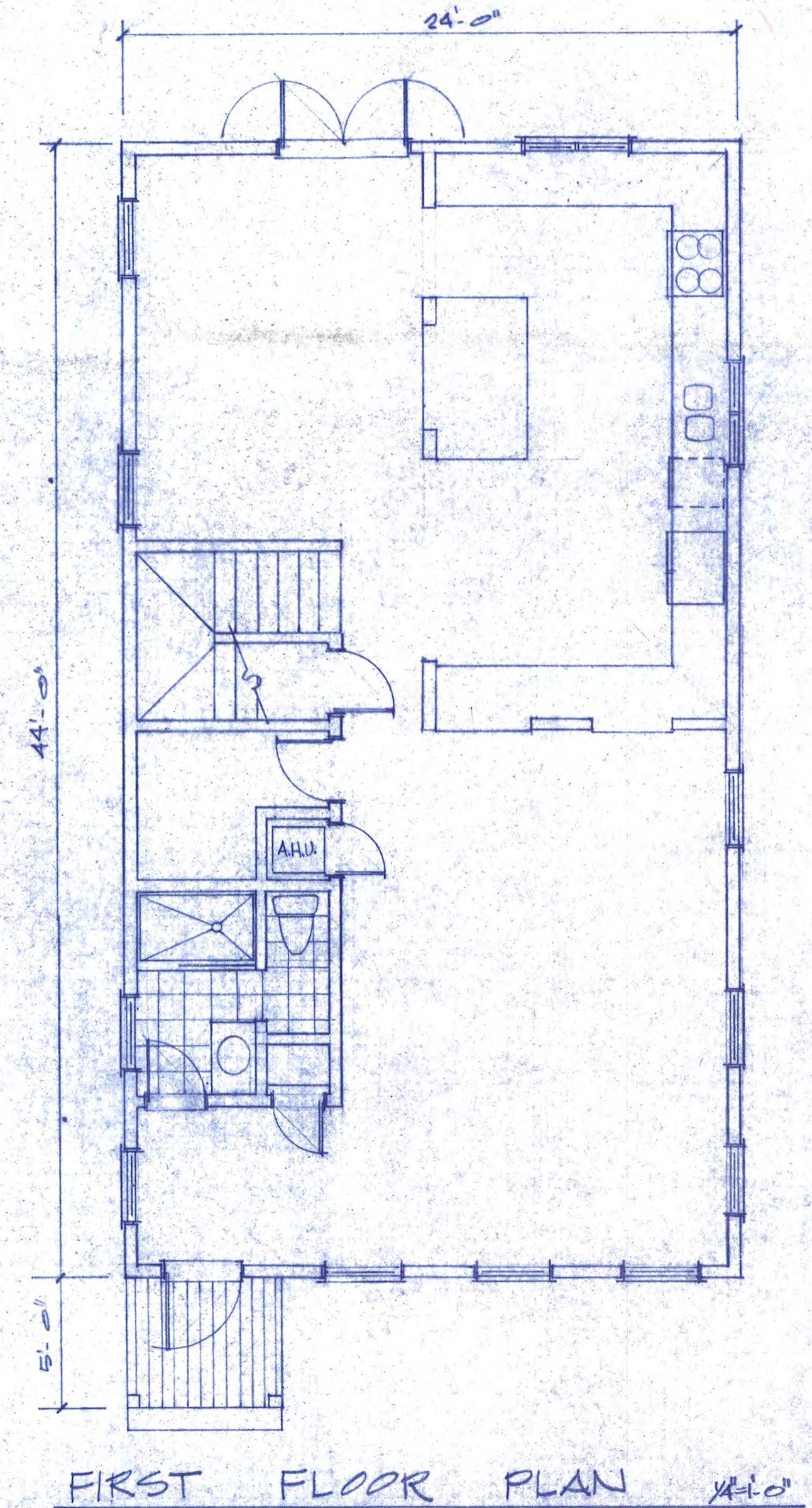
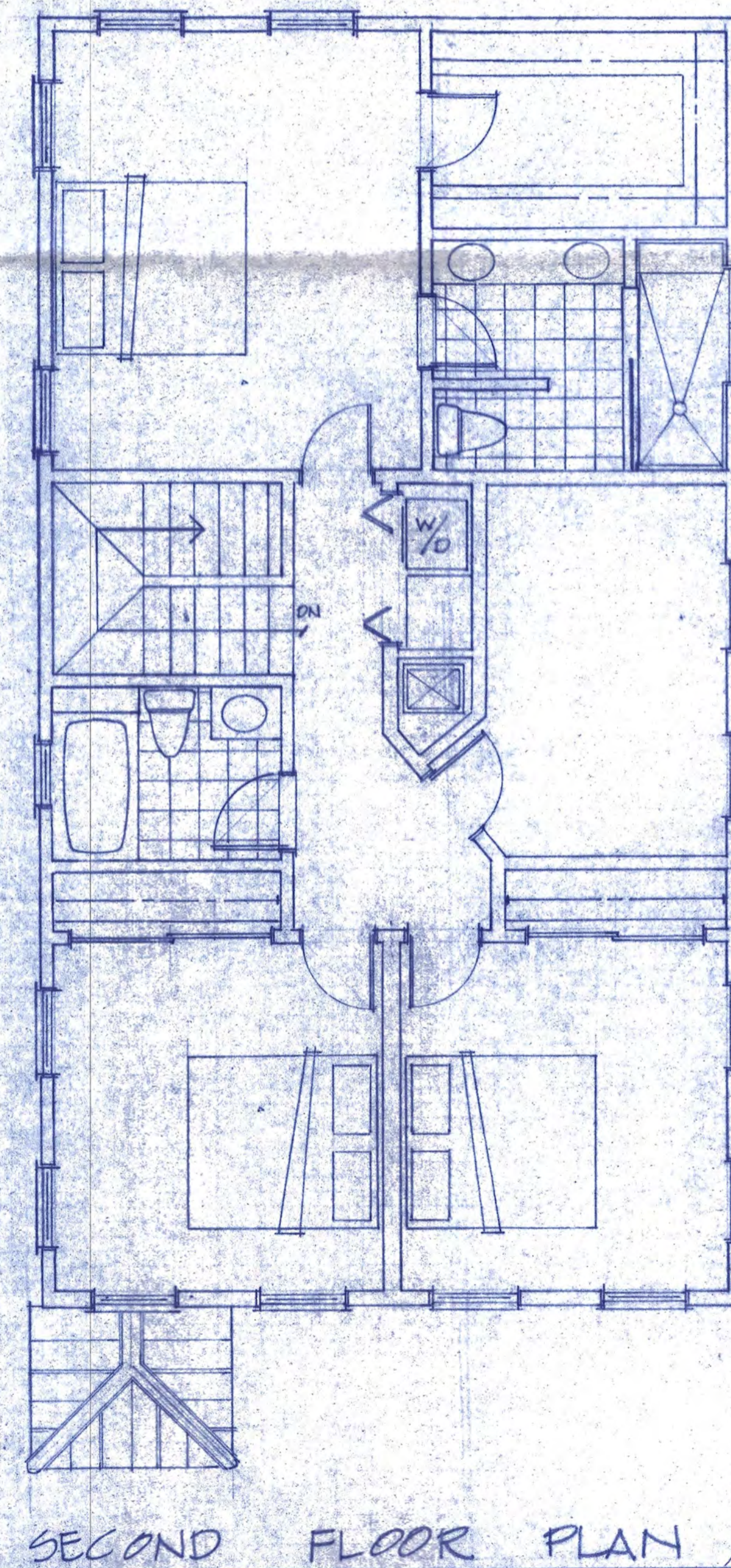
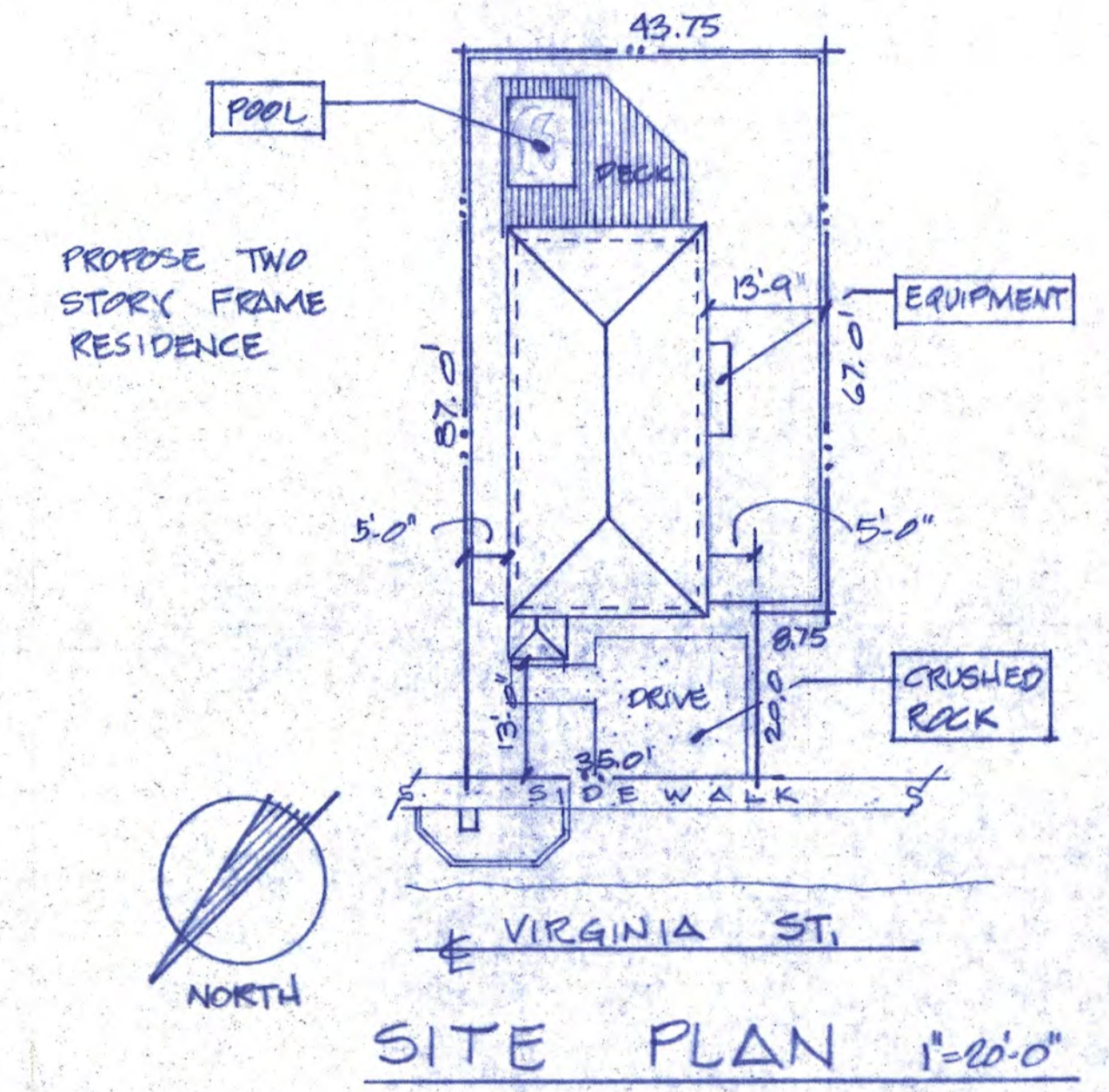
Proposed design

STREETSCAPE





PROJECT DATA		
ADDRESS	820 VIRGINIA STREET, KEY WEST	
LEGAL	LOT 7, TRACT 12 "Island of Key West" PLAT BOOK 1-20	
BUILD'G ZONE	HMDR	
FLOOD ZONE	ZONE-X 12087C MAP 1516K 02/18/05	
LOT AREA	3635 SQ.FT.	
BUILD'G AREA	1275 SQ.FT.	35.1%
IMPERVIOUS SURFACE	1906 SQ.FT.	52.4%



THOMAS KELLY ENTERPRISES INC.
 18141 ROCKY ROAD - SUGARLOAF KEY
 - DESIGN CONCEPTS
 - CONSTRUCTION MANAGEMENT
 (305) 745-1100

KEY WEST

820 VIRGINIA STREET
 SITE PLAN - FLOOR PLANS - ELEVATIONS

DRAWN: TCK
 DATE: 04/22/19

SHEET NUMBER
D-1
 OF 2

YELLOW GERBERA MSL062

CLABBOARD
COLOR
W/ WHITE
TRIM

Correspondence

Date: 4/10/2013

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,

Mary Booth
of
West Margaret

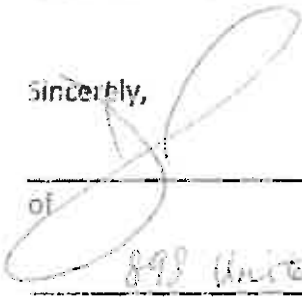
Date: 4-7-13

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,



of
898 United Street Key West, FL

Date: 4/6/2013

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,

 MICHAEL TURNER

806 VIRGINIA ST.

Date: 4/10/13

To Whom it May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,

ROB BEALE

of

1024A Margaret St.

ROBIN BOADE

Date: April 6, 2013

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,

Christopher & Audrey Morgan



of 808 Virginia St #3
Key West FL 33090

Date: 4-6-13

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

FRED C. JESCH II
Sincerely, 

of
OWNER, The Fleming Bay Flet Co.
1100 Packer St.

Date: 4/6/2013

To Whom It May Concern:

We are thrilled to hear about Ari Glazer and Stephanie Goldberg Glazer's plans for the building of a two story, single family home at 820 Virginia Street.

We know that this project will help to make our neighborhood more beautiful. We see this project as a positive outlook towards Key West's future growth.

Sincerely,

Judy A. Thomas

of

908 Virginia Street #2

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY FRAME HOUSE ON VACANT LOT.

FOR- #820 VIRGINIA STREET

Applicant- Thomas Kelly

Application # H13-01-607

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

**Property Appraiser
Information**

**Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida**

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

**Property Record Card -
Maps are now launching the new map application version.**

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1031186 Parcel ID: 00030410-000000

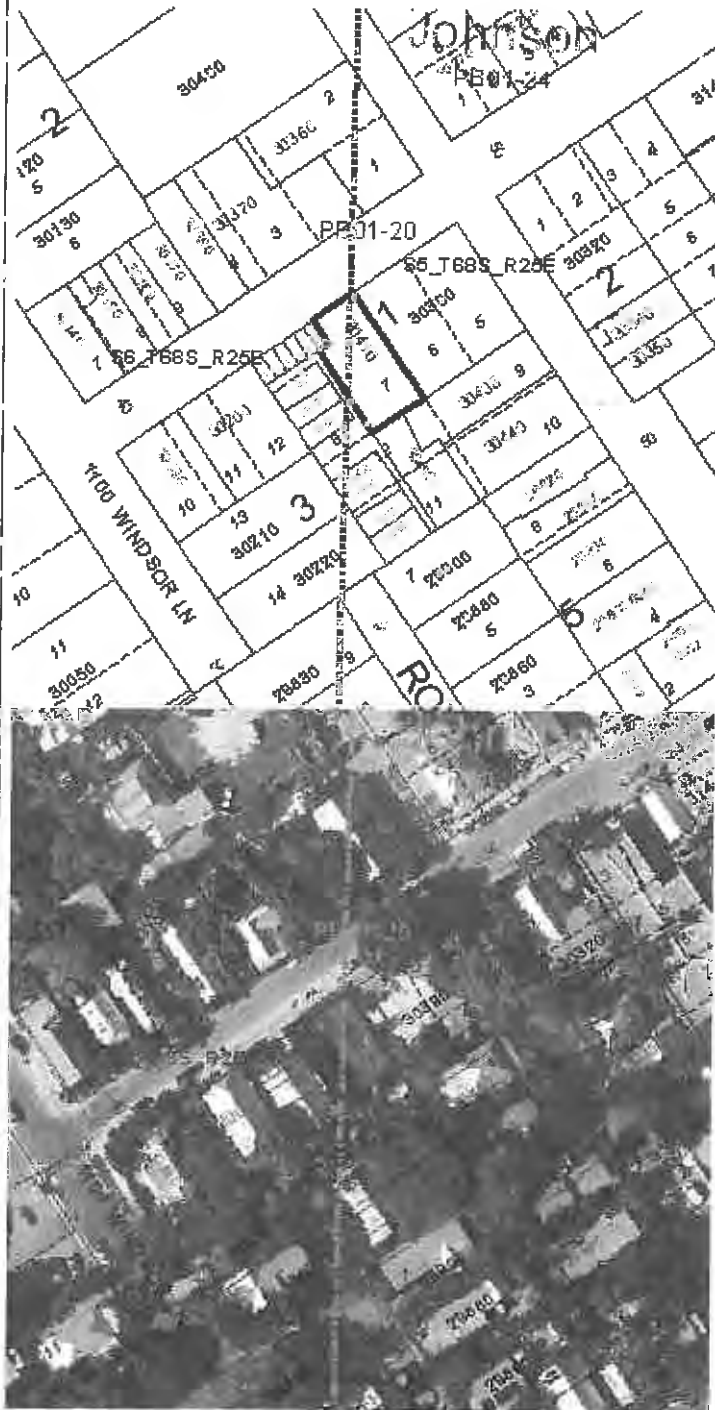
Ownership Details

Mailing Address:
GUZEWICH FARLIN P JR
806 VIRGINIA ST
KEY WEST, FL 33040

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 820 VIRGINIA ST KEY WEST
Legal Description: KW PT LOT 7 OF TR 12 OR49-207/212 OR431-543/544 OR1003-36Q/COR1156-169Q/C OR2043-879/880(ORDER)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	35	90	3,631.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life

1	FN2:FENCES	276 SF	69	4	2000	2001	2	30
2	UB2:UTILITY BLDG	96 SF	12	8	2000	2001	3	50

Appraiser Notes

2006-02-10 VACANT-LOT FOR SALE FOR \$799,000. HIGH AND DRY FROM THE MLS REPORTS-SKI
2009-02-12 MLS \$599,000 VACANT HIGH DRY BUILDABLE WITH ROGO(PER CITY) LOT ON VIRGINIA, 1/2 BLOCK FROM ST. MARY'S CHURCH. FLOOD ZONE X. DIMENSIONS ARE NOT TOTALLY SQUARE IN SHAPE - SEE DIAGRAM. COURTESY OF DOUG MAYBERRY REAL ESTATE
2010-02-10 MLS \$599,000 VACANT HIGH DRY BUILDABLE WITH ROGO(PER CITY) LOT ON VIRGINIA, 1/2 BLOCK FROM ST. MARY'S CHURCH. FLOOD ZONE X. DIMENSIONS ARE NOT TOTALLY SQUARE IN SHAPE - SEE DIAGRAM. COURTESY OF DOUG MAYBERRY REAL ESTATE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B950768	03/01/1995	08/01/1997	48,000		NEW HOUSE (EXPIRED 03/97)
9803170	03/30/1999	08/14/2000	550		FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	2,107	197,875	199,982	199,982	0	199,982
2011	0	2,183	198,111	200,294	200,294	0	200,294
2010	0	2,250	198,772	201,022	201,022	0	201,022
2009	0	2,318	279,810	282,128	282,128	0	282,128
2008	0	2,395	388,880	391,275	391,275	0	391,275
2007	0	2,125	377,624	379,749	379,749	0	379,749
2006	0	2,184	290,480	292,664	292,664	0	292,664
2005	0	2,253	217,860	220,113	220,113	0	220,113
2004	0	2,313	217,860	220,173	220,173	0	220,173
2003	0	2,373	83,513	85,886	85,886	0	85,886
2002	0	2,442	83,513	85,955	85,955	0	85,955
2001	0	2,502	83,513	86,015	86,015	0	86,015
2000	0	0	61,727	61,727	61,727	0	61,727
1999	0	0	61,727	61,727	61,727	0	61,727
1998	0	0	61,727	61,727	61,727	0	61,727
1997	0	0	54,465	54,465	54,465	0	54,465
1996	0	0	54,465	54,465	54,465	0	54,465
1995	0	0	54,465	54,465	54,465	0	54,465
1994	0	0	54,465	54,465	54,465	0	54,465
1993	0	0	54,465	54,465	54,465	0	54,465

1992	0	0	54,465	54,465	54,465	0	54,465
1991	0	0	54,465	54,465	54,465	0	54,465
1990	0	0	37,218	37,218	37,218	0	37,218
1989	0	0	36,310	36,310	36,310	0	36,310
1988	0	0	29,048	29,048	29,048	0	29,048
1987	0	0	21,786	21,786	21,786	0	21,786
1986	0	0	21,786	21,786	21,786	0	21,786
1985	0	0	14,256	14,256	14,256	0	14,256
1984	0	0	14,256	14,256	14,256	0	14,256
1983	0	0	14,256	14,256	14,256	0	14,256
1982	0	0	12,355	12,355	12,355	0	12,355

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 22,714 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176