

Historic Architectural Review Commission

Staff Report Item 6b

Meeting Date:	October 22, 2013
Applicant:	Carlos O. Rojas, Architect
Application Number:	H13-01-1310
Address:	#613 Margaret Street
Description of Work:	Request to demolish non-historic house on the back of the property.
Building/Site Facts:	The wood frame house located on the back of the lot is not listed in the surveys. According to the property Appraiser's records the house was built in 1990. The proposed project has obtained Planning Board approval for variances for the rear back yard setback requirements.
Ordinance and Guidelines Cited in Review:	Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations. Sec 102-218 Criteria for demolitions, (a) (2), <i>for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission</i> of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing non-historic wood frame house. The existing structure is a one story structure that its design is based on traditional forms found in the historic district. The applicant has submitted plans that depict what will be built back in the back portion of the lot.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of a non-historic structure can be considered by the Commission since it is consistent with Sec. 102-217 (2) and 102-218 (a) (2) of the Land Development Regulations. The structure does not have any qualities or significance that will deem it to be considered contributing in a near future. If the demolition request is approved this review will count as the first and only reading for a demolition request.

Application

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building in question is not listed. Building is not
historic.

Guidelines for new construction (pages 30-32a)
Ordinance for demolition - non historic/
non-contributing.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



Enid Torregrosa <etorregr@keywestcity.com>

Public notice and affidavit 613 Margaret

Carlos Rojas <architectkw@hotmail.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Wed, Oct 16, 2013 at 1:39 PM

Hi Enid,

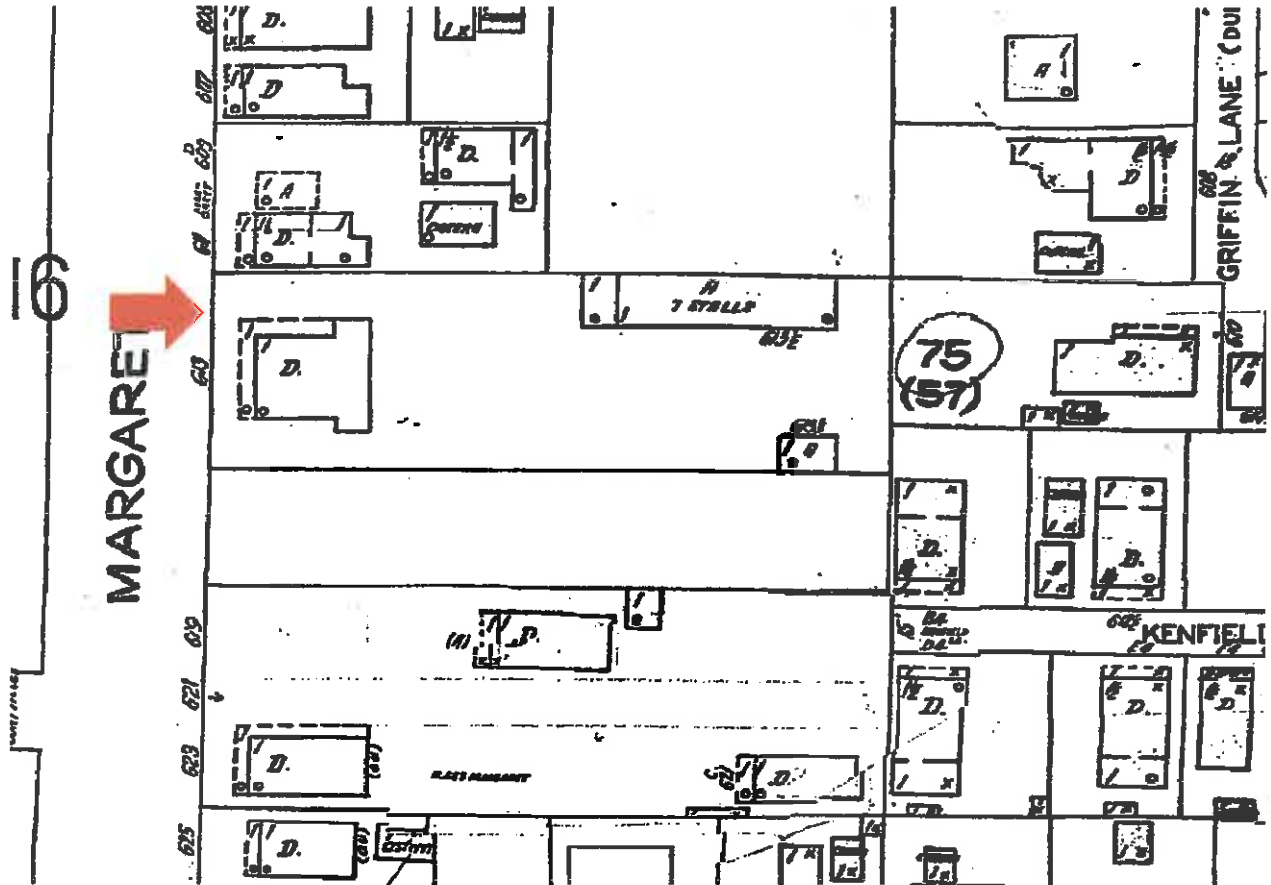
Thank you for your inquiry. Metal 5 v-crimp silver roof, wood board and batten siding using 2x12 boards and 3/4" x 1 1/2" battens. Wood clad aluminum impact windows and doors throughout. We also want to put wood bahama style shutters on the windows. Please let me know if there is any other information you need and thank you for pointing this out to me. I will deliver the notice tomorrow.

Thanks again,

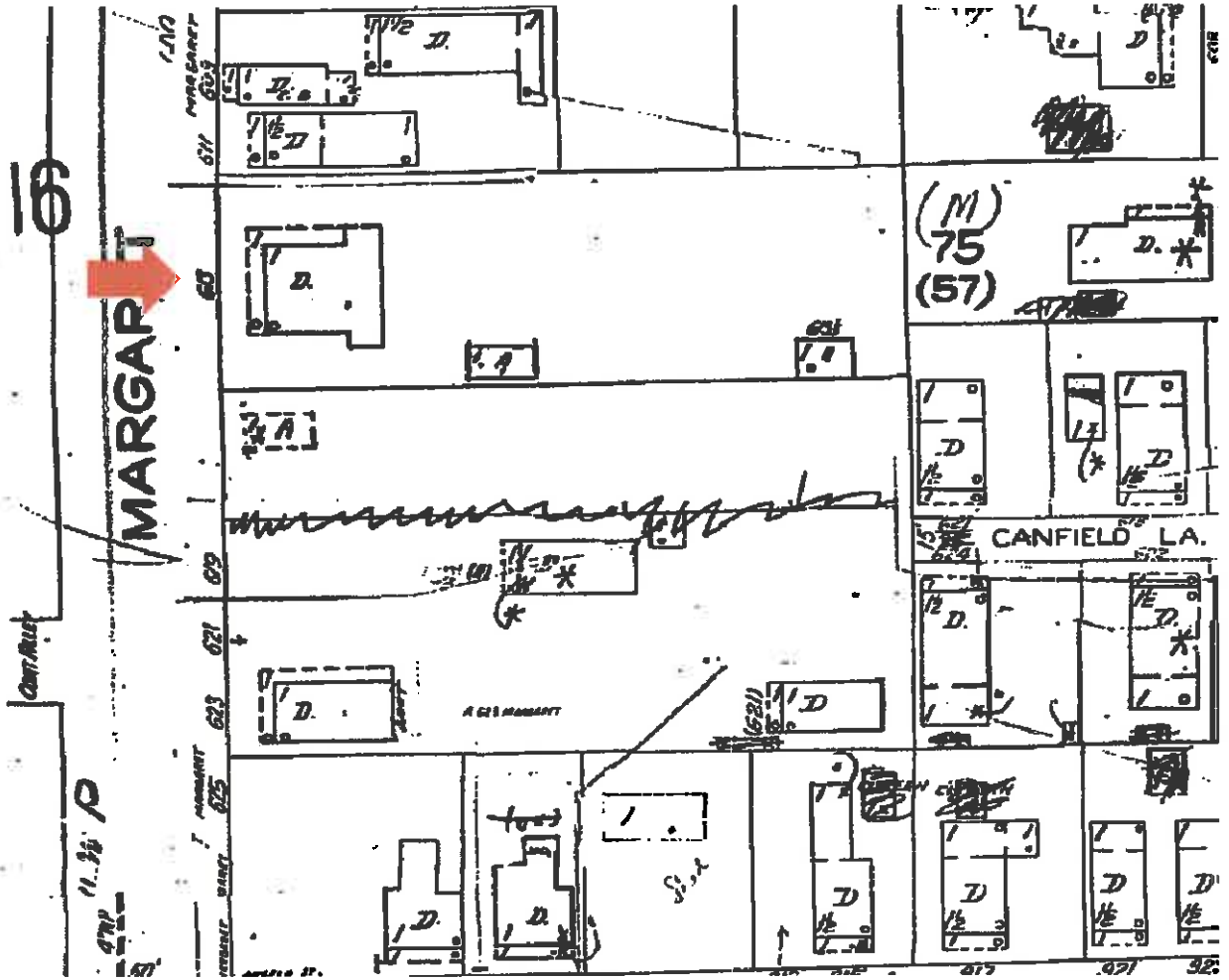
Carlos Rojas AIA

From: etorregr@keywestcity.com
Date: Wed, 16 Oct 2013 13:02:18 -0400
Subject: Re: Public notice and affidavit 613 Margaret
To: architectkw@hotmail.com
[Quoted text hidden]

Sanborn Maps



#613 Margaret Street Sanborn map 1948



#613 Margaret Street Sanborn map 1962

Project Photos



Google earth

feet 100
meters 50

Building in review.

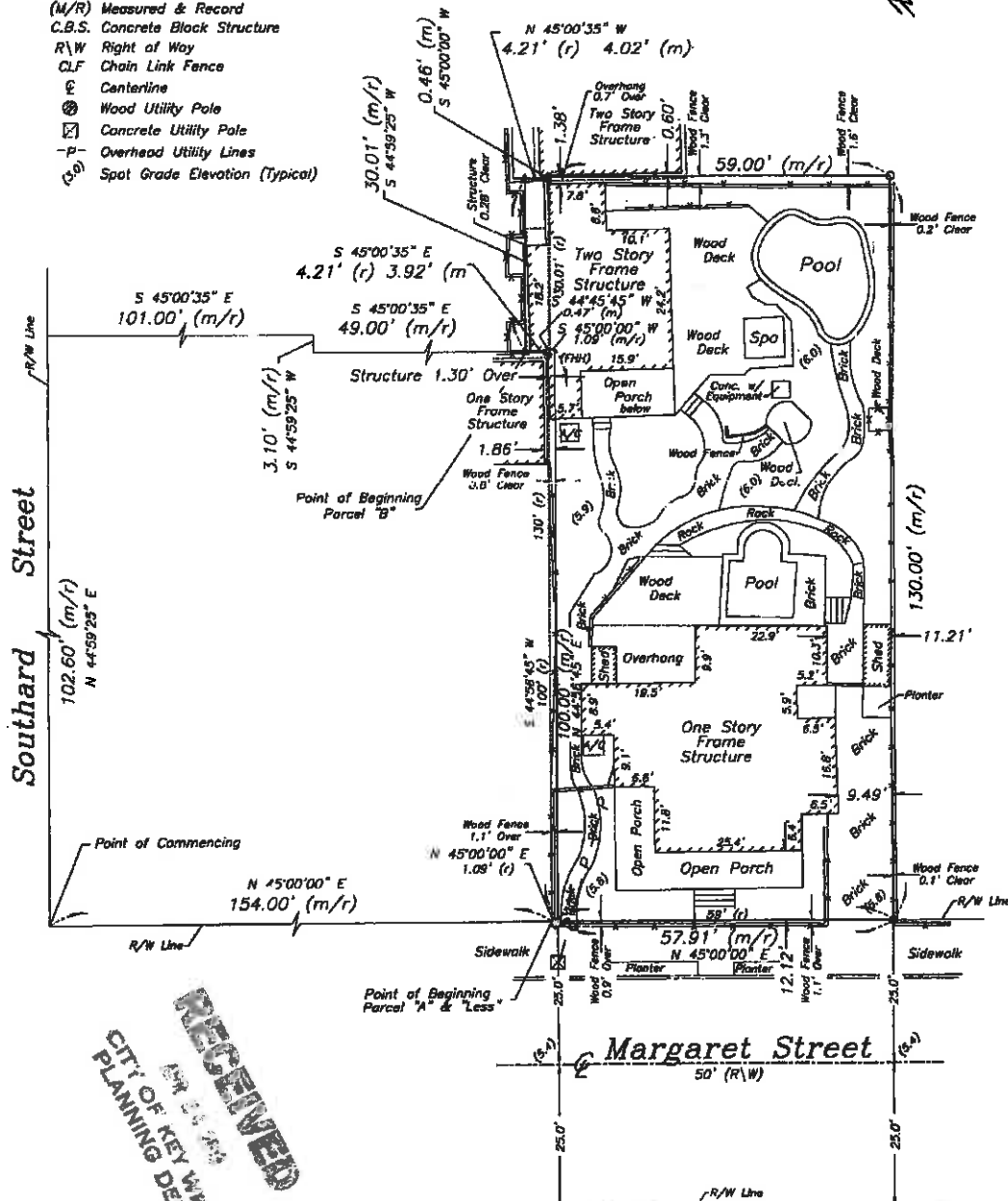




Survey

LEGEND

- 1" = 20'
Assumed



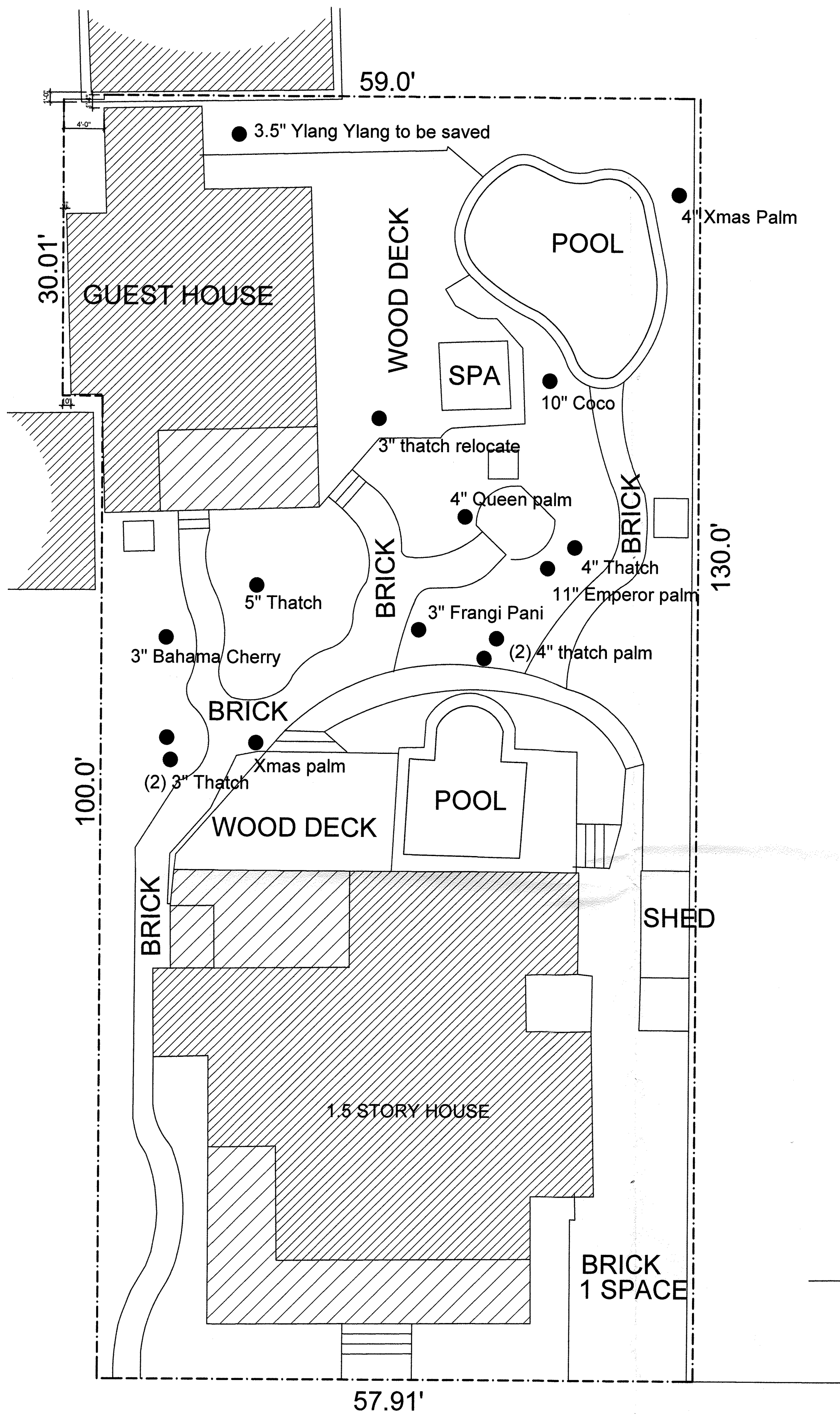
RECEIVED
CITY OF KEY WEST
PLANNING DEPT.

Sheet One of Two Sheets

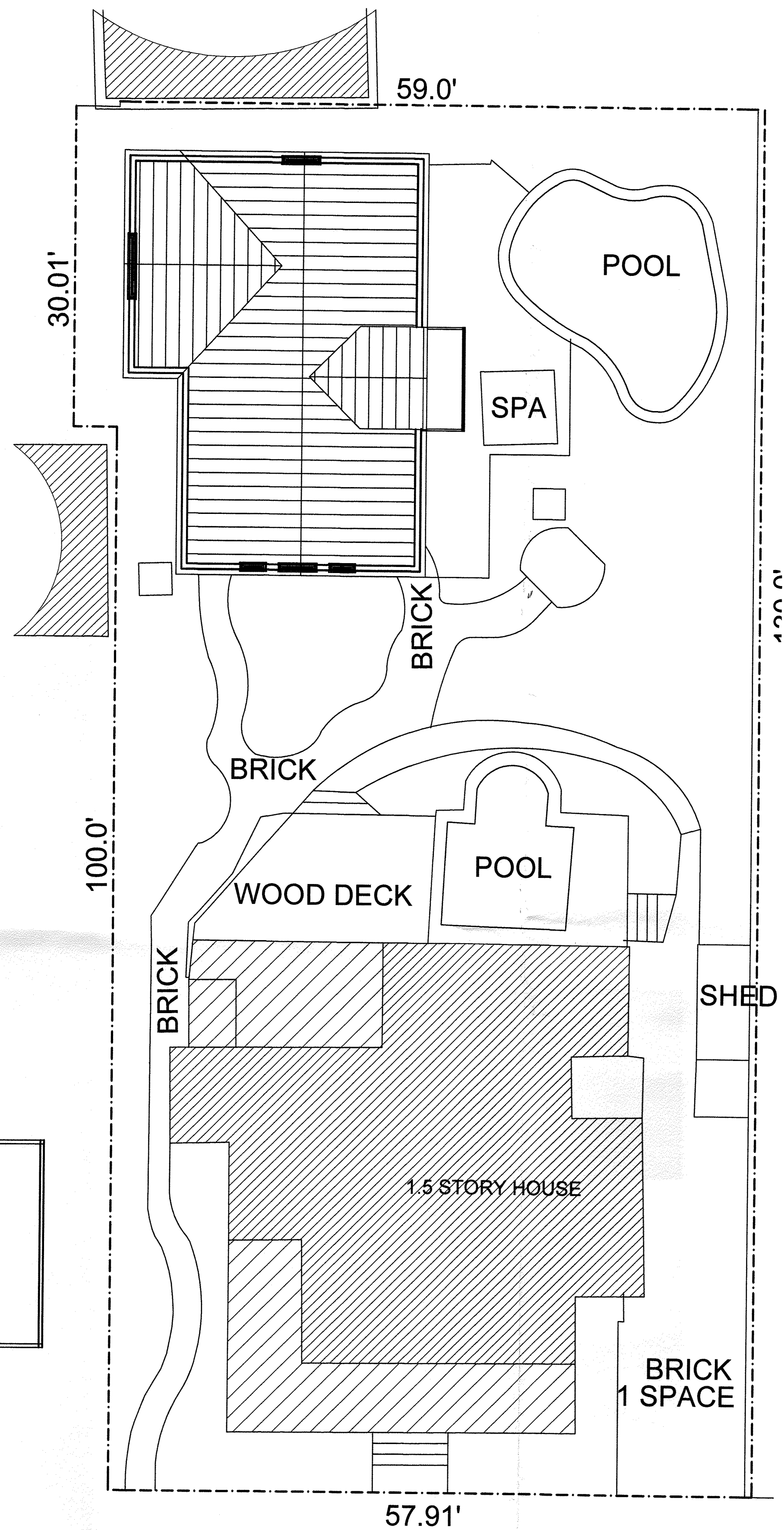
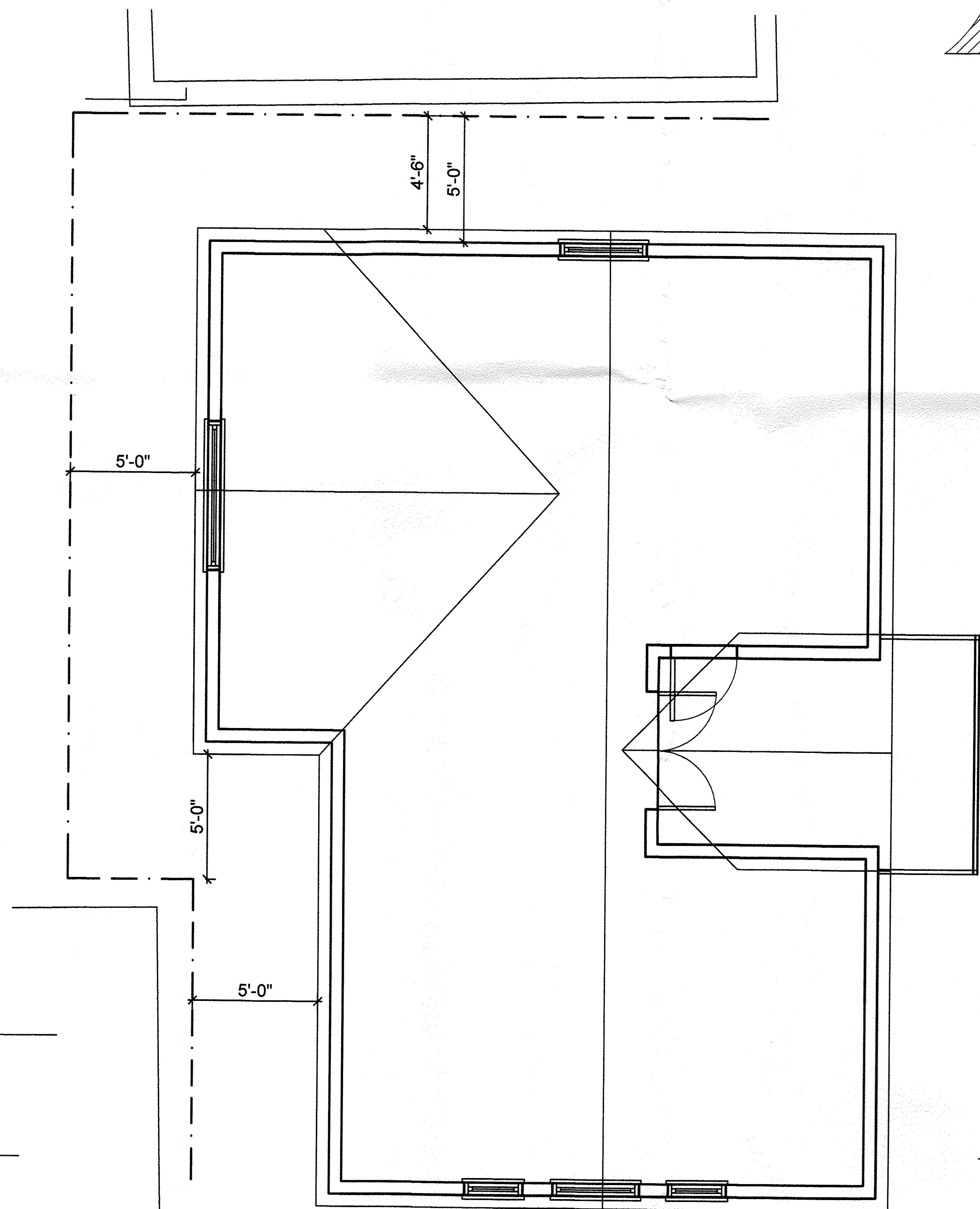
Professional Surveyor & Mapper
PGM #6898

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Proposed design



SITE -DATA	
LAND USE (ZONING) DISTRICT: HHDR	
FLOOD ZONE: X	
GROSS AREA: 7670 SQ. FT	
EXISTING	
HOUSE, OVERHANGS, PORCHES=	2471.5 SF
DECKS, WALKS, POOLS =	2413.1 SF
TOTAL	4884.6 SF
63% LOT COVERAGE	
PROPOSED	
HOUSE, OVERHANGS, PORCHES=	2520.5 SF
DECKS, WALKS, POOLS =	2081.0 SF
TOTAL	4601.5 SF
60% LOT COVERAGE	

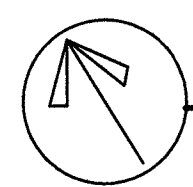


Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

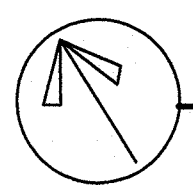
Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
20121120
Date
4/13/13
Drawn By
COR

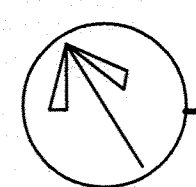
C1



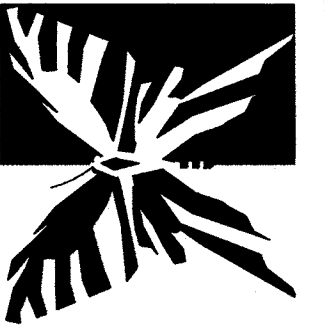
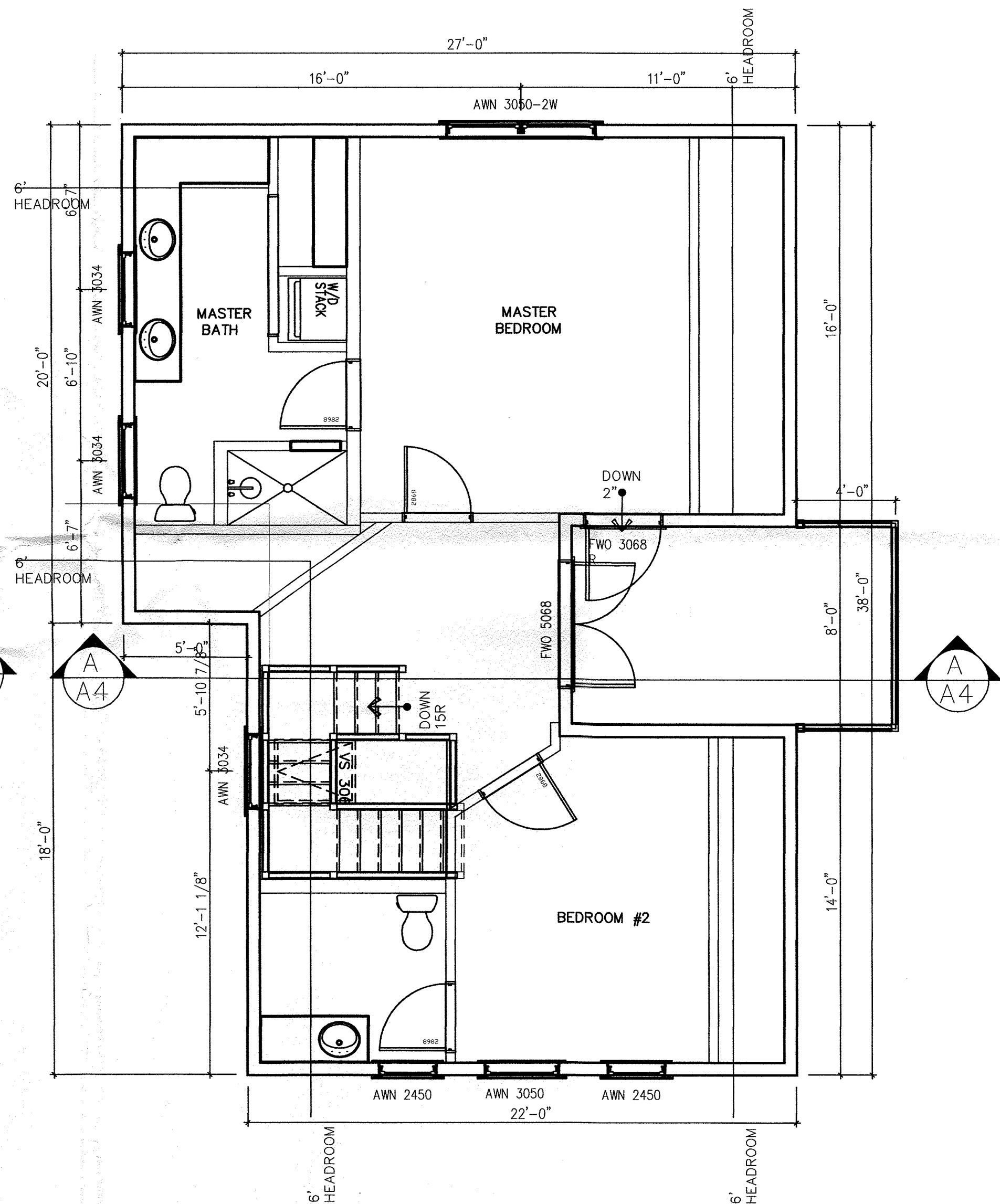
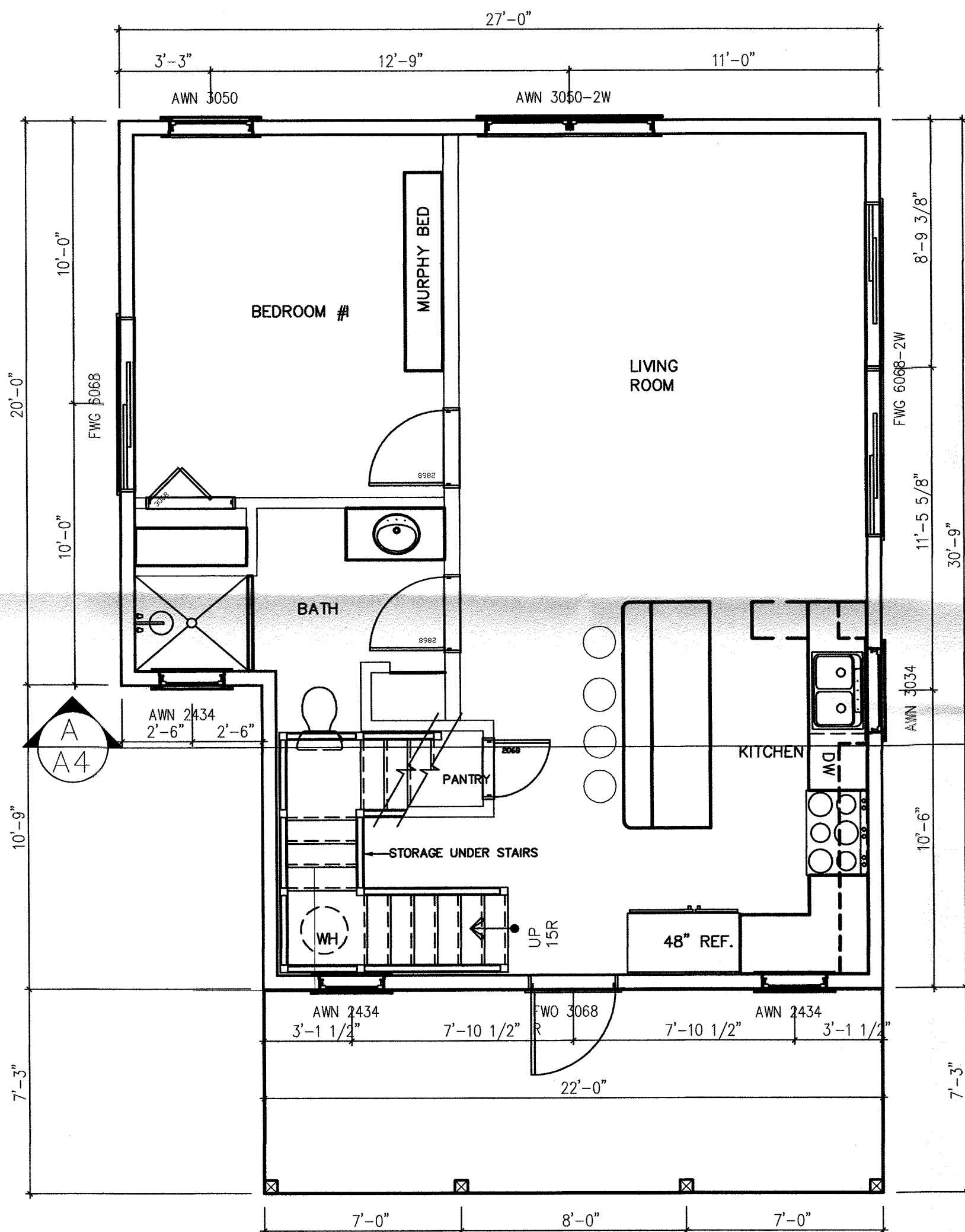
EXISTING
1/8" = 1'-0"



SETBACK PLAN
1/4" = 1'-0"



PROPOSED
1/8" = 1'-0"

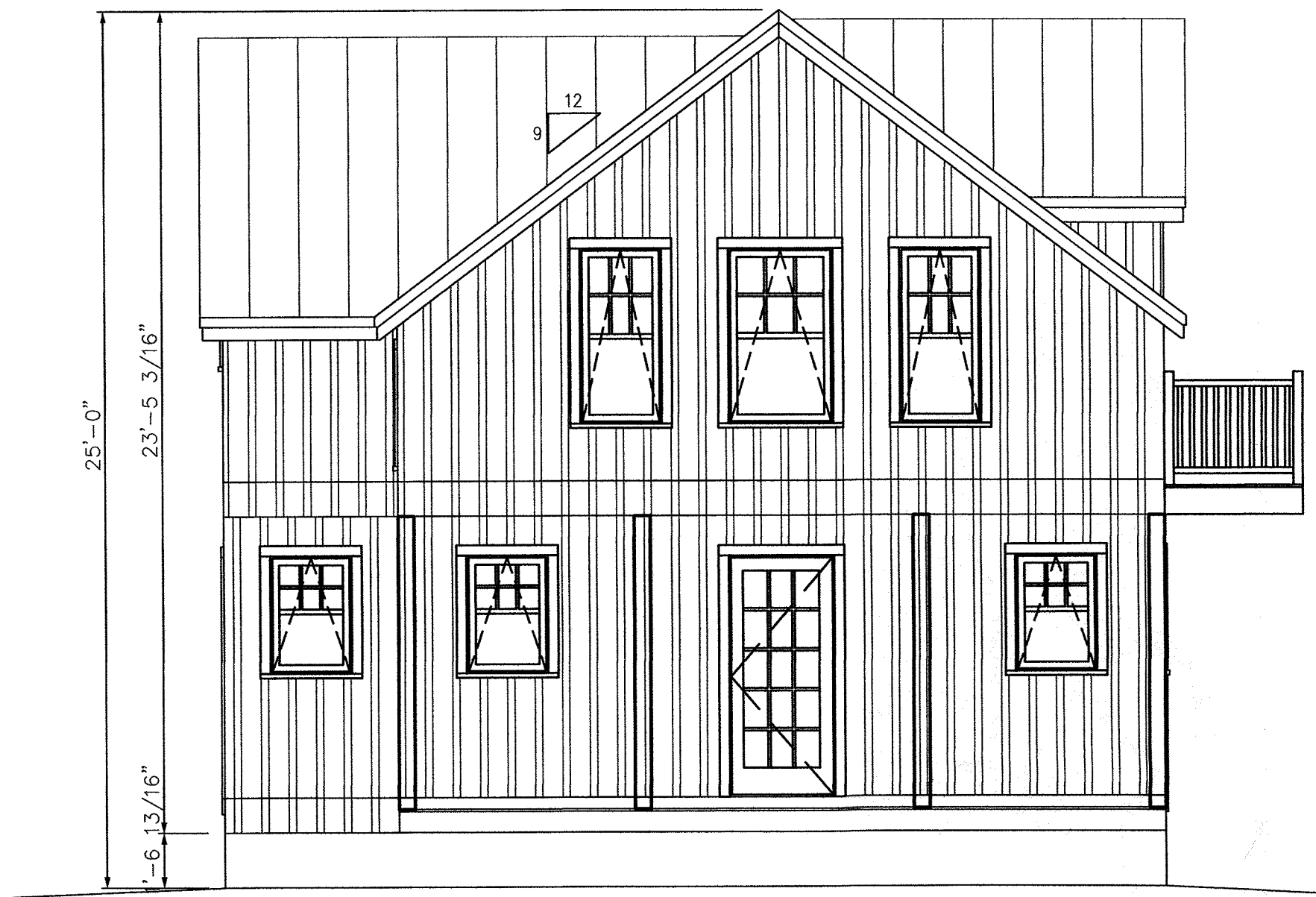


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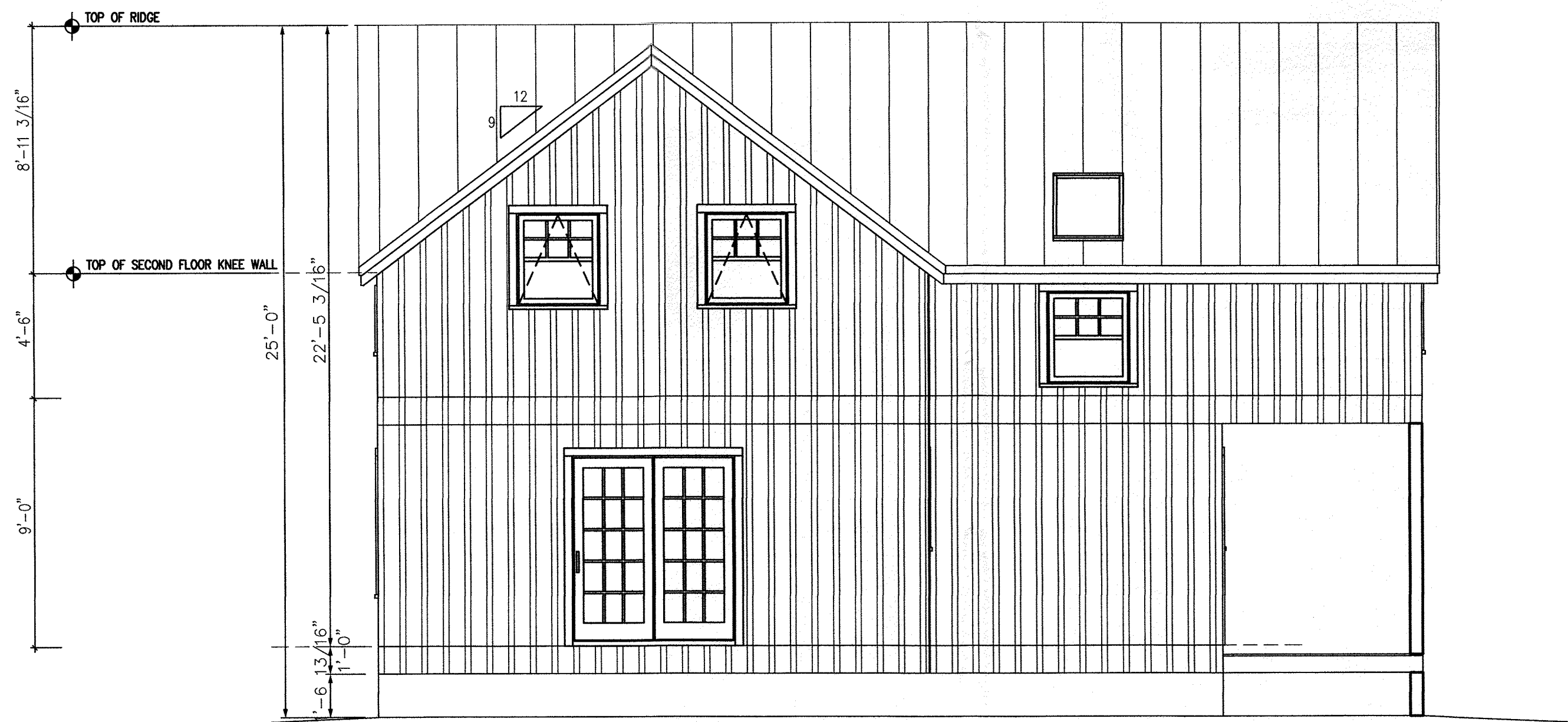
Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
20121120
Date
2/12/13
Drawn By
COR

A1



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

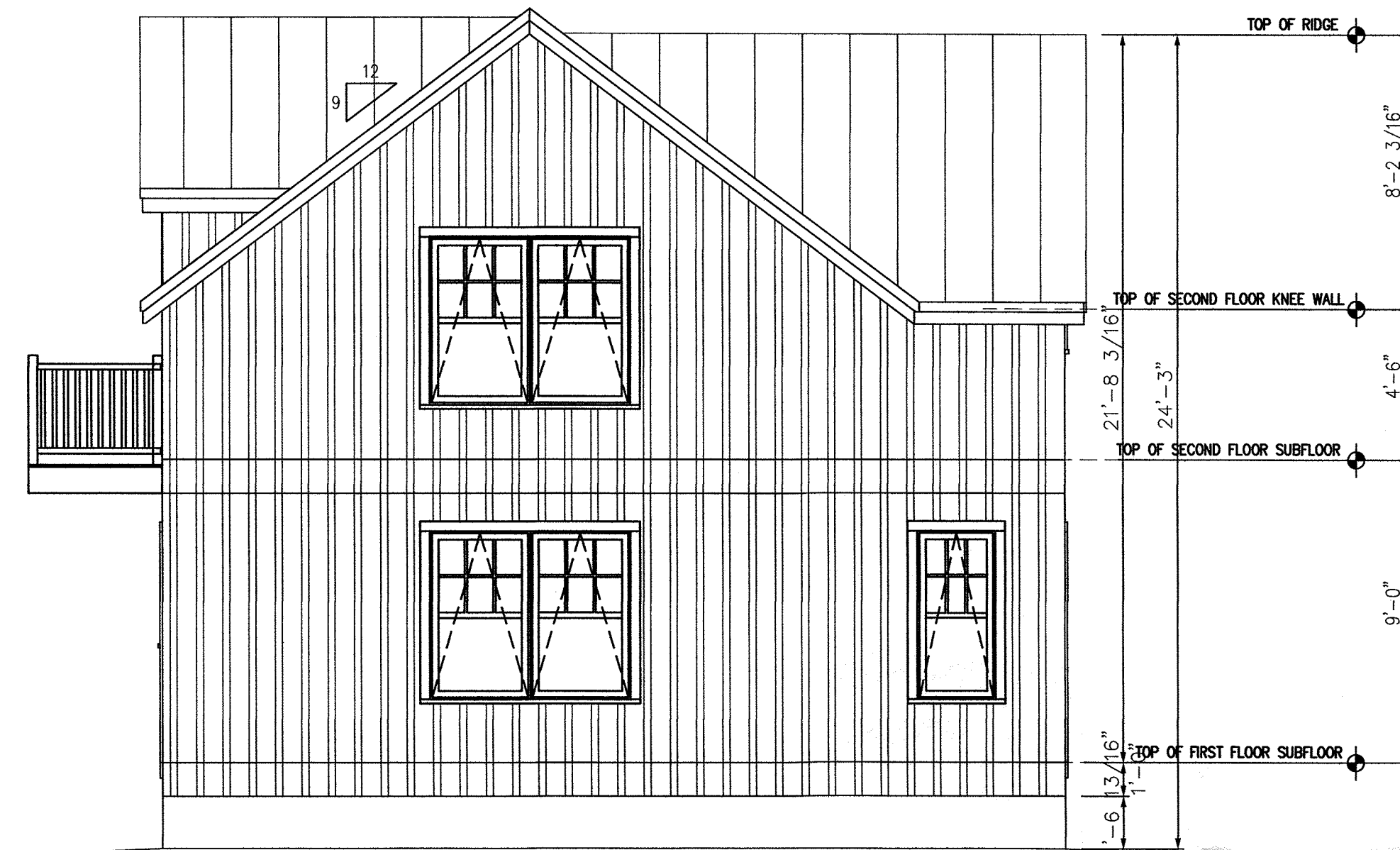


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Key West, Florida

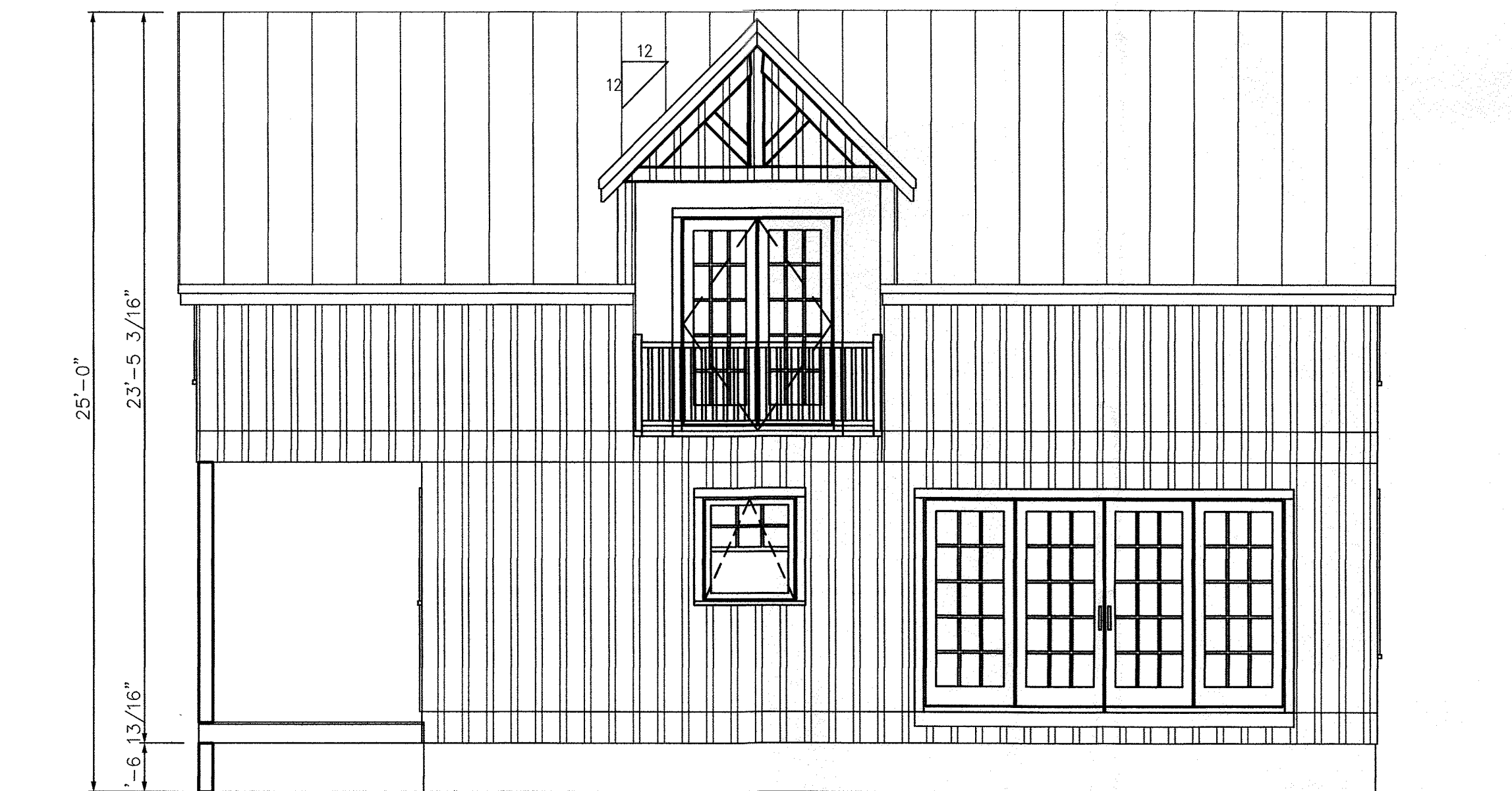
Project Number
20121120
Date
11/20/12
Drawn By
COR

A2



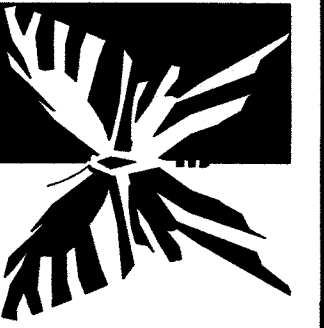
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

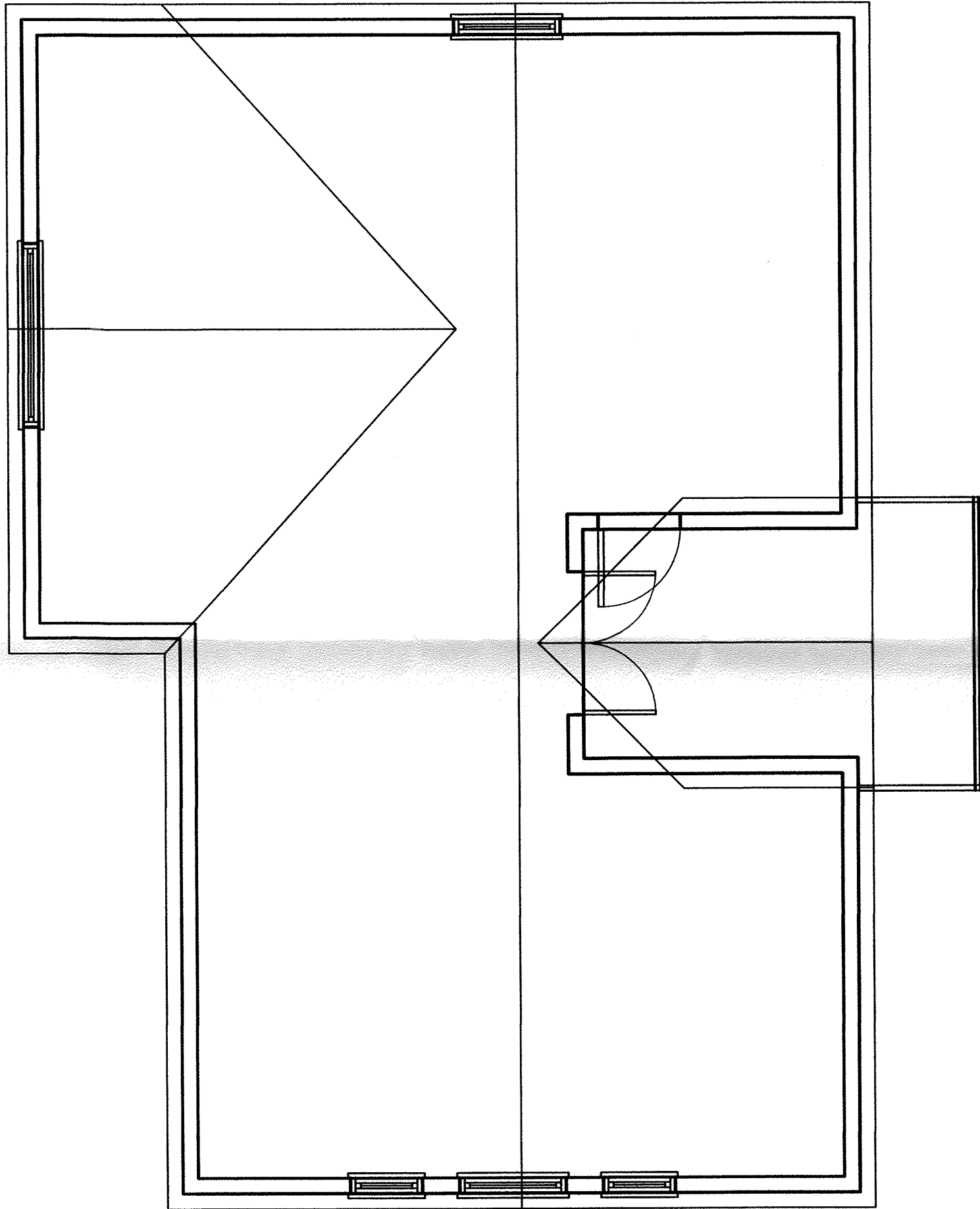


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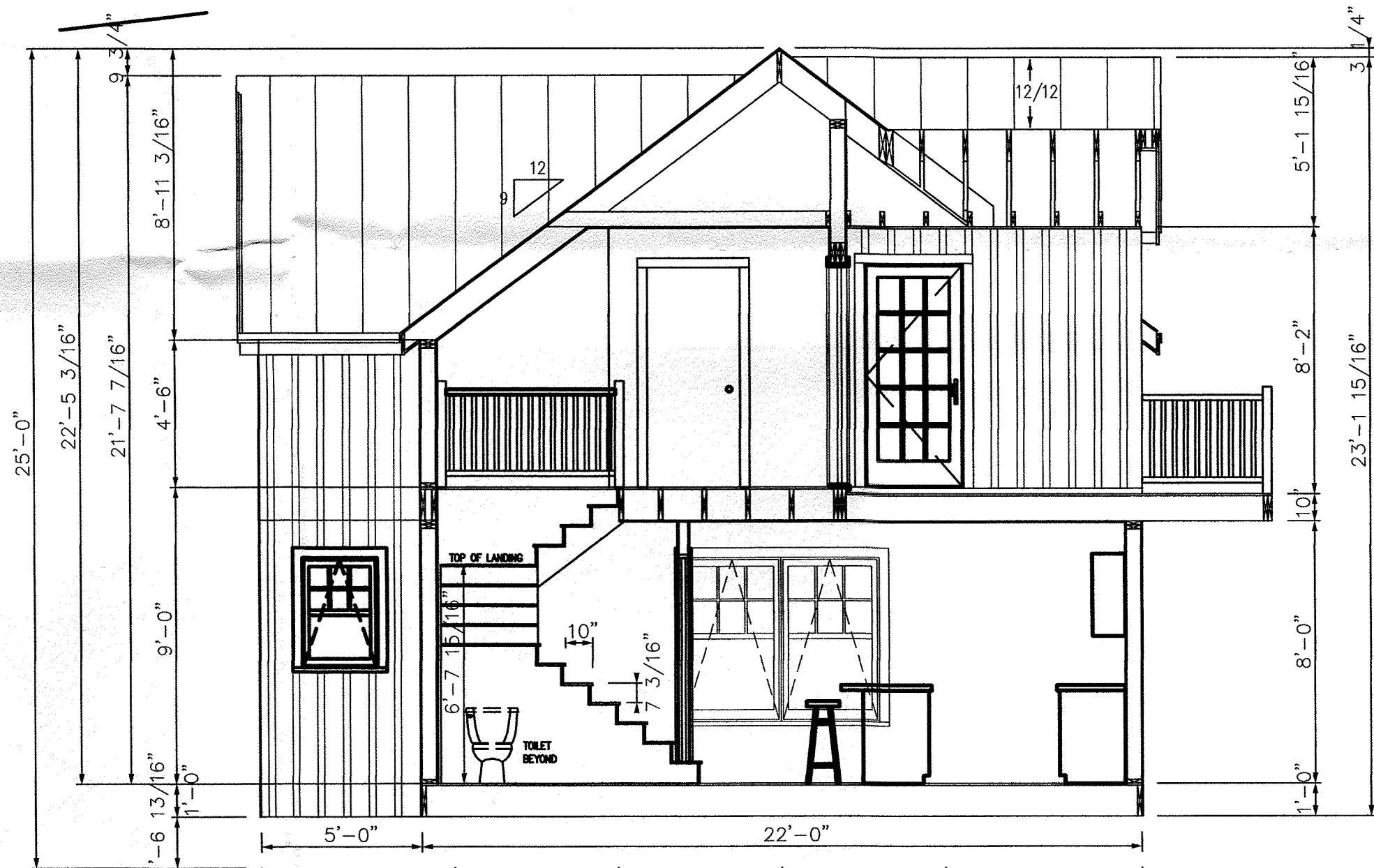
Project Number
20121120
Date
11/20/12
Drawn By
COR

A3



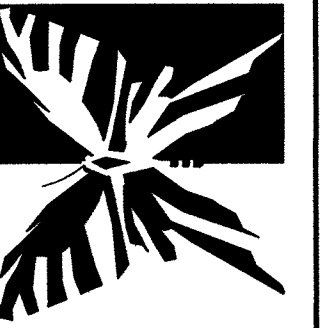
ROOF PLAN

1/4" = 1'-0"



SECTION A4

1/4" = 1'-0"



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Project Number
20121120
Date
2/12/13
Drawn By
COR

A4

**Planning Board Resolution 2013-44 for
Variance Approval
for Rear Yard Setback**



THE CITY OF KEY WEST

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

September 5, 2013

VIA ELECTRONIC MAIL
ACSC-DO@deo.myflorida.com

Ms. Rebecca Jetton
Areas of Critical State Concern
Department of Economic Opportunity
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, Florida 32399

**RE: City of Key West - 613 Margaret - Variance
Rendering of Planning Board Resolution 2013-44**

Dear Ms. Jetton:

Per the Memorandum of Understanding between the Department and City dated November 4, 2001, please find the attached variance approval for property located at 613 Margaret per City of Key West Planning Board Resolution 2013-44.

Please call me with any questions or comments at (305) 809-3764.

Sincerely,

A handwritten signature in cursive script that reads "Stacy L. Gibson".

Stacy L. Gibson
Administrative Assistant II

Attachment

Electronic Copy: Donald Leland Craig, AICP, Planning Director
Cheri Smith, City Clerk
Larry Erskine, Chief Assistant City Attorney
Ron Wampler, Building Official
Carolyn Walker, Licensing
Jim Young, Code Supervisor
Scott Russell, Property Appraiser
Applicant
DEO Rendering File
Geo File

**PLANNING BOARD
RESOLUTION No. 2013-044**

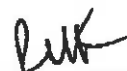
**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR A VARIANCE
APPROVAL FOR PROPERTY LOCATED AT
613 MARGARET STREET (RE# 00011290-
000000; AK# 1011592) IN THE HISTORIC HIGH
DENSITY RESIDENTIAL (HHDR) ZONING
DISTRICT, FOR REAR YARD SETBACK
REQUIREMENTS FOR THE DEMOLITION
AND RECONSTRUCTION OF A SECOND
UNIT PER SECTION 90-391 and SECTION 122-
630 (6)c. OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-630 (6)c of the Code of Ordinances provides that the minimum rear yard setback distance for a building is 20 feet from the property line; and

WHEREAS, Section 90-391 of the Land Development Regulations allows aggrieved property owners to request relief from the requirements of the code through the variance process with seven criteria for approval; and

WHEREAS, the applicant requested variances to the in order to demolish and rebuild a second unit structure at the rear of the property; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing


Chairman

Planning Director

on August 15, 2013; and

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

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

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

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

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

 Chairman
 Planning Director

line by granting a variance to rear yard setback requirements per plans dated April 13, 2013 attached herein, on property located at 613 Margaret Street (00011290-000000; AK# 1011592) in the HHDR zoning district per Sections 90-391, and Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. That the setback areas on the eastern side and rear yard are maintained in perpetuity for life safety access and no utilities or structures be erected in the area.
2. That a certificate of appropriateness is obtained from HARC.
3. That stormwater retention swales are installed in the side and rear yard setbacks adjacent to the new unit construction and gutter downspouts are directed into swale areas that are planted with ground cover vegetation or sod for swale stabilization. The system must be approved by the City's Engineer and maintained in perpetuity.
4. Conditional approval permit is applied for within 30 days of final inspection by the Building Department.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

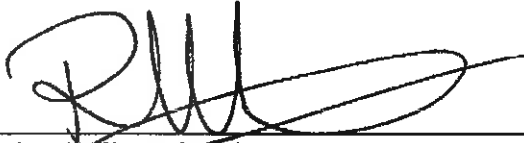
Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 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 this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

 Chairman
 Planning Director

Read and passed on first reading at a duly noticed meeting held this 15th day of August, 2013.

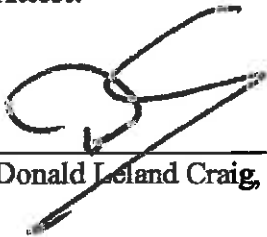
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Planning Board Chairman

8/21/2013
Date

Attest:



Donald Leland Craig, AICP, Planning Director

8.21.13

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

8-27-13

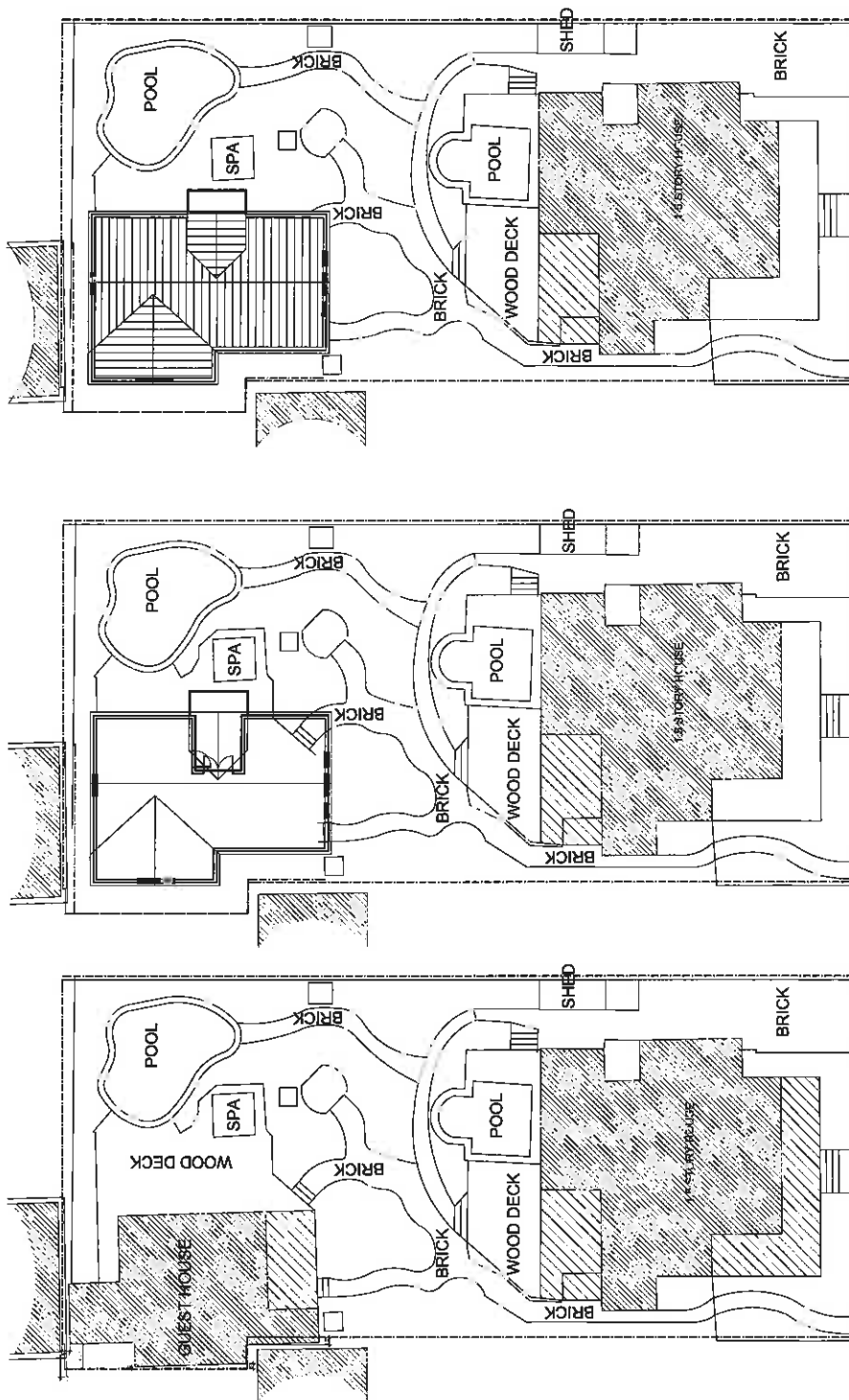
Date



Carlos O. Rojas, Jr.
312 Rosemary Drive
Key West, FL 33040
(305) 928-5567
Architect/Consultant

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
2012120
Date
3/2/13
Drawn By
COR



MARGARET ST

MARGARET ST

MARGARET ST

PROPOSED
1/8" = 1'-0"

TRANSITION
1/8" = 1'-0"

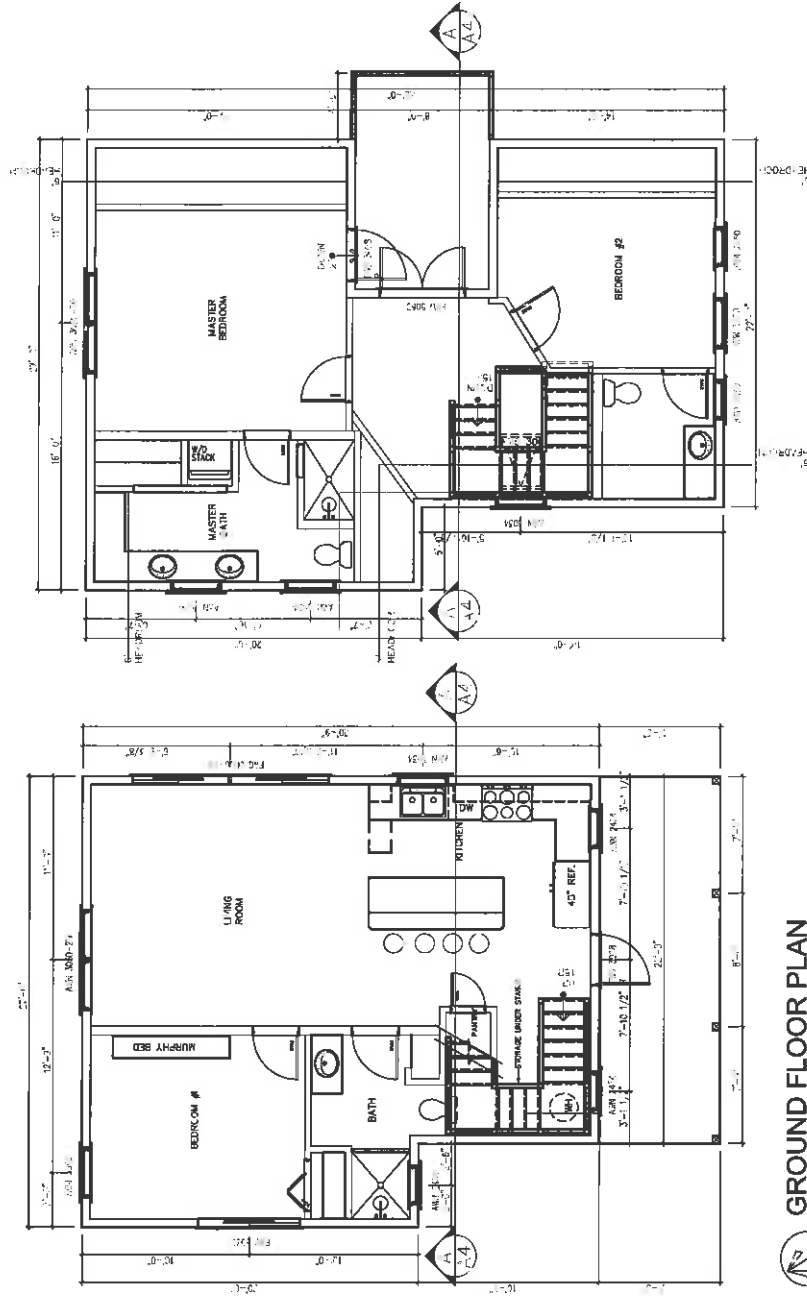
EXISTING
1/8" = 1'-0"

A1

Project Number
20121120
Date
2/12/13
Drawn By
COR

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

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2012 Roosevelt Drive
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(305) 823-3567
Architect@robodanil.com



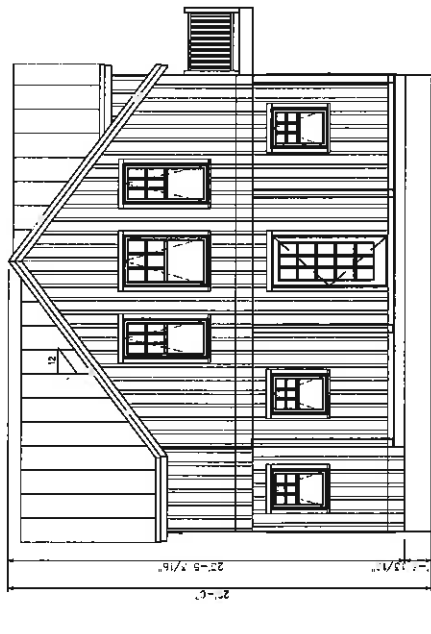


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architect@rojasjr.com

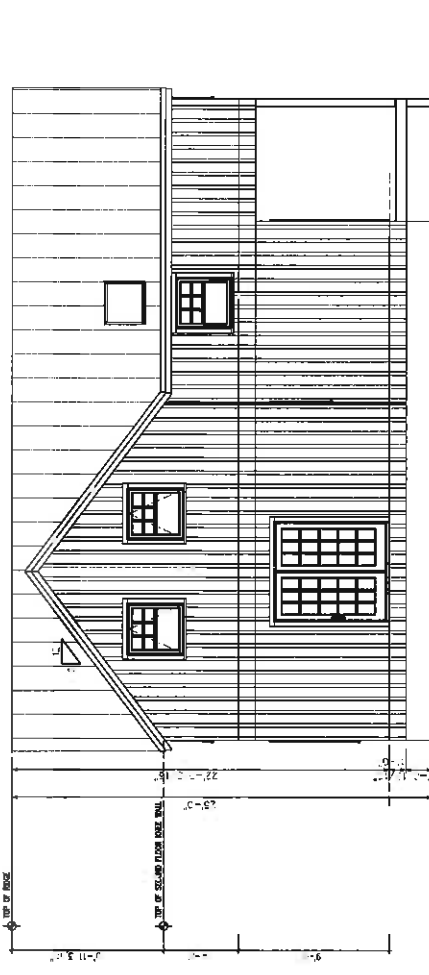
Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
20121120
Date
11/20/12
Drawn By
COR
COR

A2



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

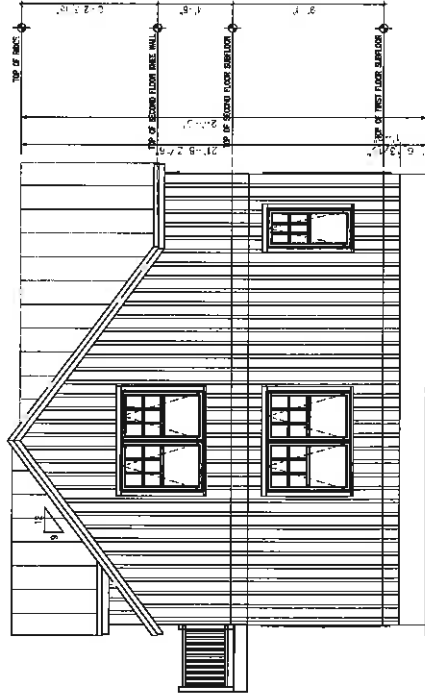


Carlos O. Rojas, Jr.
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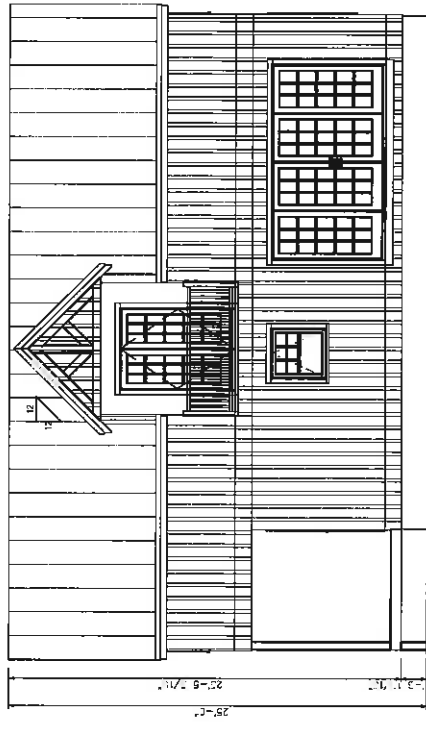
Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

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20121120
Date
11/20/12
Drawn By
COR

A3



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

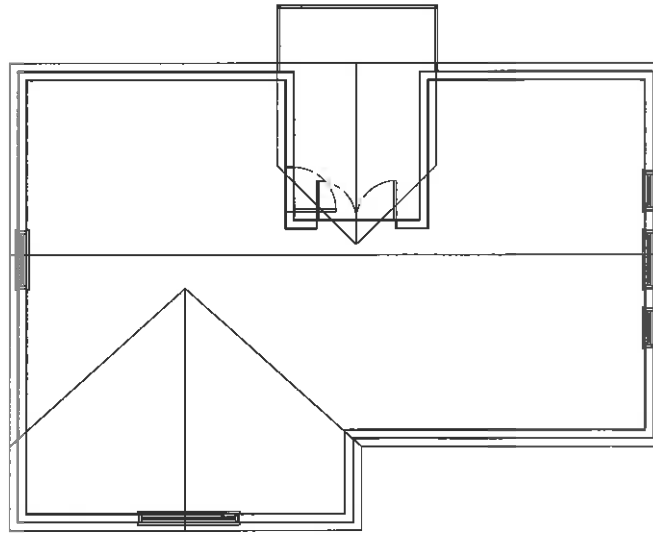


Carlos O. Rojas, Jr.
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Architect@CORA.com

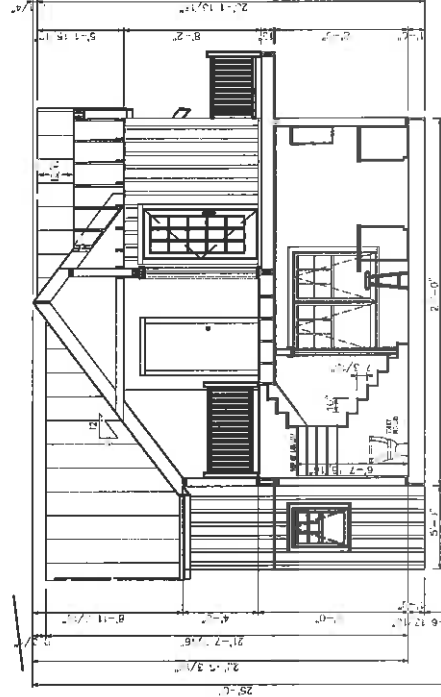
Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
20121120
Date
2/12/13
Drawn By
COR

A4



ROOF PLAN
1/4" = 1'-0"



SECTION A4
1/4" = 1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REQUEST TO REBUILT NEW HOUSE ON THE BACK OF THE PROPERTY. REQUEST TO DEMOLISH NON-HISTORIC HOUSE ON THE BACK OF THE PROPERTY

FOR- #613 MARGARET STREET

Applicant- Carlos O. Rojas, Architect

Application # H13-01-1310

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: 1011592 Parcel ID: 00011290-000000

Ownership Details

Mailing Address:

BASCOM RICHARD N REV TRUST
C/O BASCOM RICHARD N TRUSTEE
PO BOX 1444
CLAREMONT, NH 03743

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 613 MARGARET ST KEY WEST
Legal Description: KW PT LOTS 3 AND 4 SQR 57 A5-159 B2-288 C2-188 OR570-651 OR970-250 OR1401-1383/84 OR1401-1385/86Q/C OR1476-245/247 OR1476-248/250Q/C OR1513-1192Q/C OR2359-2321Q/C OR2395-334Q/C OR2403-414/15Q/C



Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	63	130	7,796.00 SF

Number of Buildings: 2
Number of Commercial Buildings: 0

Total Living Area: 1841
Year Built: 1900

Building 1 Details

Building Type R1
Effective Age 9
Year Built 1900
Functional Obs 0

Condition G
Perimeter 178
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 7
Grnd Floor Area 1,247

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

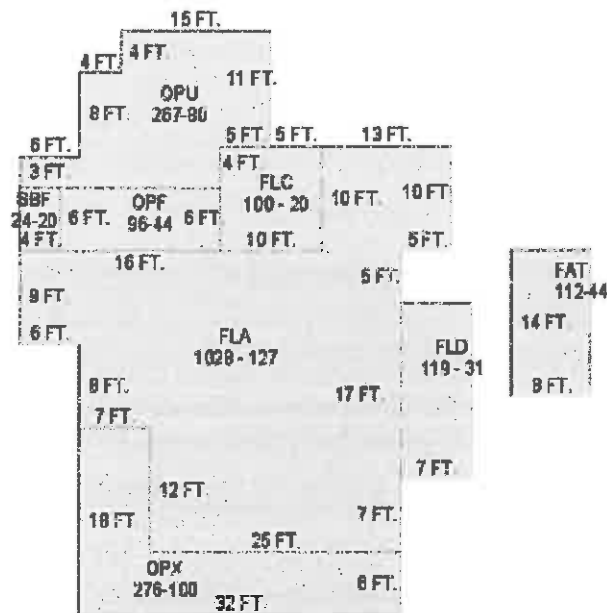
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPX	2:B & B	1	1990	N Y	0.00	0.00	276
2	FLA	2:B & B	1	1990	N Y	0.00	0.00	1,028
3	OPF	2:B & B	1	1990	N Y	0.00	0.00	96
4	OPU	2:B & B	1	1990	N Y	0.00	0.00	267
5	FLC	2:B & B	1	2000	N Y	0.00	0.00	100

6	SBF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00	0.00	24
7	FLD	2:B & B	1	2000	N	Y	0.00	0.00	119
8	FAT		1	1990	N	Y	0.00	0.00	112

Building 2 Details

Building Type R1
Effective Age 17
Year Built 1990
Functional Obs 0

Condition A
Perimeter 108
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 22
Grnd Floor Area 594

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

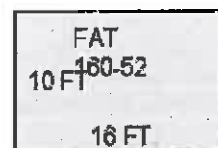
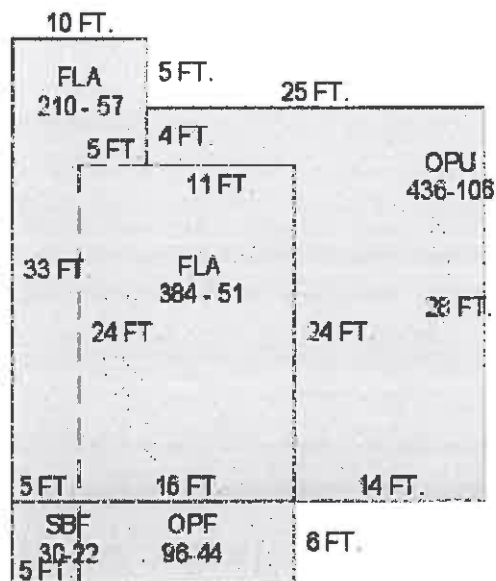
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 1
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00	0.00	384
2	OPF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00	0.00	96
3	SBF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00	0.00	30

4	FLA	1:WD FRAME/COMPOSITE	1	2000	N	Y	0.00	0.00	210
5	OPU	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00	0.00	436
6	FAT		1	1990	N	Y	0.00	0.00	160

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	55 SF	11	5	1979	1980	3	50
2	PT2:BRICK PATIO	56 SF	14	4	1979	1980	4	50
3	PT2:BRICK PATIO	424 SF	0	0	1969	1970	2	50
4	WD2:WOOD DECK	50 SF	10	5	1979	1980	1	40
5	PO4:RES POOL	144 SF	12	12	1979	1980	5	50
6	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20
7	AC2:WALL AIR COND	2 UT	0	0	2000	2001	1	20
8	FN2:FENCES	396 SF	0	0	1994	1995	2	30
9	PO4:RES POOL	228 SF	12	19	1979	1980	5	50

Appraiser Notes

2001-03-16 - PROPERTY HAS 2 POOLS TPP8978003-RENTAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9600829	02/01/1996	08/01/1996	1,000		ELECTRICAL
	9602444	06/01/1996	08/01/1996	3,495		ROOF
	9602624	06/01/1996	08/01/1996	1,500		MECHANICAL
	9801352	04/28/1998	08/01/2000	10,000		RENOVATION
	9801091	07/16/1998	08/01/2000	8,000		ADDITION
	9803565	11/12/1998	08/01/2000	1,000		ELECTRICAL
	9803033	12/11/1998	08/01/2000	35,000		ADDITION TO REAR HSE.
	9900390	02/09/1999	08/01/2000	20,000		POOL
	9901984	06/11/1999	08/01/2000	5,000		ROOF, 10 SQRS
	9901947	06/10/1999	08/01/2000	500		6' FENCE
	9902100	06/21/1999	08/01/2000	6,000		ELECTRICAL

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
2013	237,692	18,222	607,457	863,371	600,597	0	863,371

2012	243,241	18,304	519,687	781,232	545,998	0	781,232
2011	259,337	18,399	239,821	517,557	496,362	0	517,557
2010	262,219	18,481	170,539	451,239	451,239	0	451,239
2009	292,481	19,351	501,369	813,201	813,201	0	813,201
2008	268,771	20,232	779,600	1,068,603	1,068,603	0	1,068,603
2007	357,307	16,508	1,286,340	1,660,155	1,660,155	0	1,660,155
2006	638,865	17,201	740,620	1,396,686	1,396,686	0	1,396,686
2005	638,865	17,910	584,700	1,241,475	1,241,475	0	1,241,475
2004	358,626	18,604	545,720	922,950	922,950	0	922,950
2003	384,023	19,308	272,860	676,191	676,191	0	676,191
2002	421,473	20,022	233,880	675,375	675,375	0	675,375
2001	362,787	20,434	233,880	617,101	617,101	0	617,101
2000	389,742	17,931	148,124	555,797	555,797	0	555,797
1999	329,611	15,777	148,124	493,512	493,512	0	493,512
1998	239,413	11,894	148,124	399,431	399,431	0	399,431
1997	207,125	9,374	132,532	349,031	349,031	25,000	324,031
1996	123,398	6,704	132,532	262,634	255,581	25,000	230,581
1995	112,429	5,817	132,532	250,778	246,939	25,000	221,939
1994	100,547	5,356	132,532	238,435	238,435	25,000	213,435
1993	100,547	5,513	132,532	238,592	238,592	25,000	213,592
1992	100,547	5,668	132,532	238,747	238,747	25,000	213,747
1991	100,547	5,824	130,951	237,322	237,322	25,000	212,322
1990	30,815	3,978	102,065	136,858	136,858	25,000	111,858
1989	28,014	3,616	100,139	131,769	131,769	25,000	106,769
1988	22,834	3,616	88,585	115,035	115,035	25,000	90,035
1987	22,581	3,616	52,766	78,963	78,963	25,000	53,963
1986	22,703	3,616	50,840	77,159	77,159	25,000	52,159
1985	22,083	3,616	31,217	56,916	56,916	25,000	31,916
1984	20,686	3,616	31,217	55,519	55,519	25,000	30,519
1983	20,686	3,616	31,217	55,519	55,519	25,000	30,519
1982	21,057	3,616	31,217	55,890	55,890	25,000	30,890

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2009	2403 / 414	100	QC	11
12/25/2008	2395 / 334	100	QC	J
9/1/1997	1476 / 0245	530,000	WD	Q
4/1/1996	1401 / 1383	450,000	WD	Q
2/1/1974	570 / 651	25,000	00	Q

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