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**Historic Architectural Review Commission  
Staff Report for Item 18**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** June 27, 2017

**Applicant:** Michael Ingram, Architect

**Application Number:** H17-03-0023

**Address:** #411-415 Grinnell Street

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**Description of Work:**

New single family residence with garage on vacant lot. Reconfigure of fence and gates.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. The historic house sits north to an empty parcel that is part of the property. On 2012 the Planning Department rendered a build back determination after the city condemned a dwelling unit that was latter demolished by the owners. The site in question has remained vacant since the demolition took place. In May 2015, the Planning Board granted variances for detached habitable space for the back portion of the proposed house as well as a variance for open space.

In October 27, 2015, the Commission approved a new two-story house on the same lot with a garage and a roof deck. No building permits or any commencement of construction has taken place since. Certificates of Appropriateness expire two years from the date of its approval if the work has not commenced under a duly issued building permit. Upon application of the property owner, the Historic Architectural Review Commission, or its designee, may extend a Certificate of Appropriateness for a special period of time not to exceed two years upon a finding of no substantially changed circumstances.- Section 102-159- Expiration.

## **US Secretary of the Interior's Standards for Rehabilitation and Guidelines Cited in Review:**

- USSOIS (pages 16-23), specifically Standard 9.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 7, 8, 9, 10, 11, 14, 17, 20, 23, 24, and 25.
- Fencing (pages 41-41), specifically guidelines 1, 2, and 3.

### **Staff Analysis**

The Certificate of Appropriateness in review is for the construction of a new single-family structure that is required to meet FEMA regulations. The proposed design is based on a previous approval, but its scale and massing is reduced by the introduction of different rooflines. The new design differs from the previous approved one as it locates the entrance of the garage on the southern volume, instead of locating it in the center of the lot. A detached pergola was design in front of the garage entrance in order to create a more pedestrian scale. The middle portion structure will have a two story three bay porch.

The new design has a roof deck behind the northernmost structure. The house will be taller than the main historic structure. The design includes under construction materials cement lap siding, white aluminum impact windows, glass canopy at the entryway and metal v-crimp for roofing.

The plan also includes the revision of the existing 4 feet tall front fence in order to accommodate a new pedestrian gate and a slide gate for the garage.

### **Consistency with Guidelines**

It is staff's opinion that the proposed new house is inconsistent with the cited SOIS and HARC guidelines. The structure will have a roof deck, which is contrary to the new guidelines for new construction. In addition, the design proposes a garage. According to the new guidelines for construction, garages can be included on designs when there is evidence of such element in the adjacent properties. In this particular case, that is not the case.

Staff finds the proposed changes on the front fence are consistent with the guidelines; nevertheless, the sliding gate is to give access to the garage-, which is contrary to guideline 10 of new construction.

The approved Certificate of Appropriateness has not expired; it will expire on October 27, 2017.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[BLDG@CITYOFKEYWEST-FL.GOV](mailto:BLDG@CITYOFKEYWEST-FL.GOV)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

411 GRINNELL (415 GRINNELL)

# OF UNITS  
2

RE # OR ALTERNATE KEY:

5240

NAME ON DEED:

NEAL EASEM & JOHN GILLIN

PHONE NUMBER

OWNER'S MAILING ADDRESS:

c/o INGRAM

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

504 ANGELA ST

EMAIL

mblingramarchitect@gmail.com

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:

\$1,250,000

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.

**DETAILED Project Description...**(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

NEW SINGLE FAMILY RESIDENCE w/ ATTACHED GARAGE (3000 S.F.+) ON EMPTY LOT WITH BUILDBACK RIGHTS. RECONFIGURE EXISTING FENCES & GATES PREVIOUSLY APPROVED (15-01-1537). CHANGES TO FACADE & GARAGE LOCATION

Printed name of property owner or licensed contractor.

Signature.

MICHAEL B. INGRAM, (REPRESENTATIVE)

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced \_\_\_\_\_ as identification.

Official Use Only:

**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](mailto: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. N.A.

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:
	N.A.	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 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:			
STAFF REVIEW COMMENTS:			
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. 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 ATHORITY, 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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Joseph Neal Ganem authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

MICHAEL B. INGRAM  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

*ganem*  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

He/She is personally known to me or has presented Driver License as identification.

*Harold L Meyer*  
*Notary's Signature and Seal*

HAROLD L. MEYER  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
MARCH 7, 2018

\_\_\_\_\_  
*Name of Acknowledger (typed, printed or stamped)*

\_\_\_\_\_  
*Commission Number, if any*

**City of Key West  
Planning Department**



**Authorization Form  
(Individual Owner)**

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JOHNNY ALLEN GILLIN authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

MICHAEL B. INGRAM

*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

*Signature of Owner*

Johnny A. Gillin  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this April 26, 2017 by  
*date*

Johnny Gillin  
*Name of Authorized Representative*

He/She is personally known to me or has presented Driver License as identification.

Melissa Miranda  
*Notary's Signature and Seal*

Melissa Miranda  
*Name of Acknowledger typed, printed or stamped*

July 30 2019  
*Commission Number, if any*





**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

415 GRINNELL STREET

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Michael Ingram*  
*Signature of Authorized Representative*

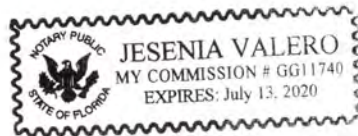
Subscribed and sworn to (or affirmed) before me on this 24<sup>th</sup> Day of May 2017 by  
*date*

*Michael Ingram*  
*Name of Authorized Representative*

He/She is personally known to me or has presented PI DL as identification.

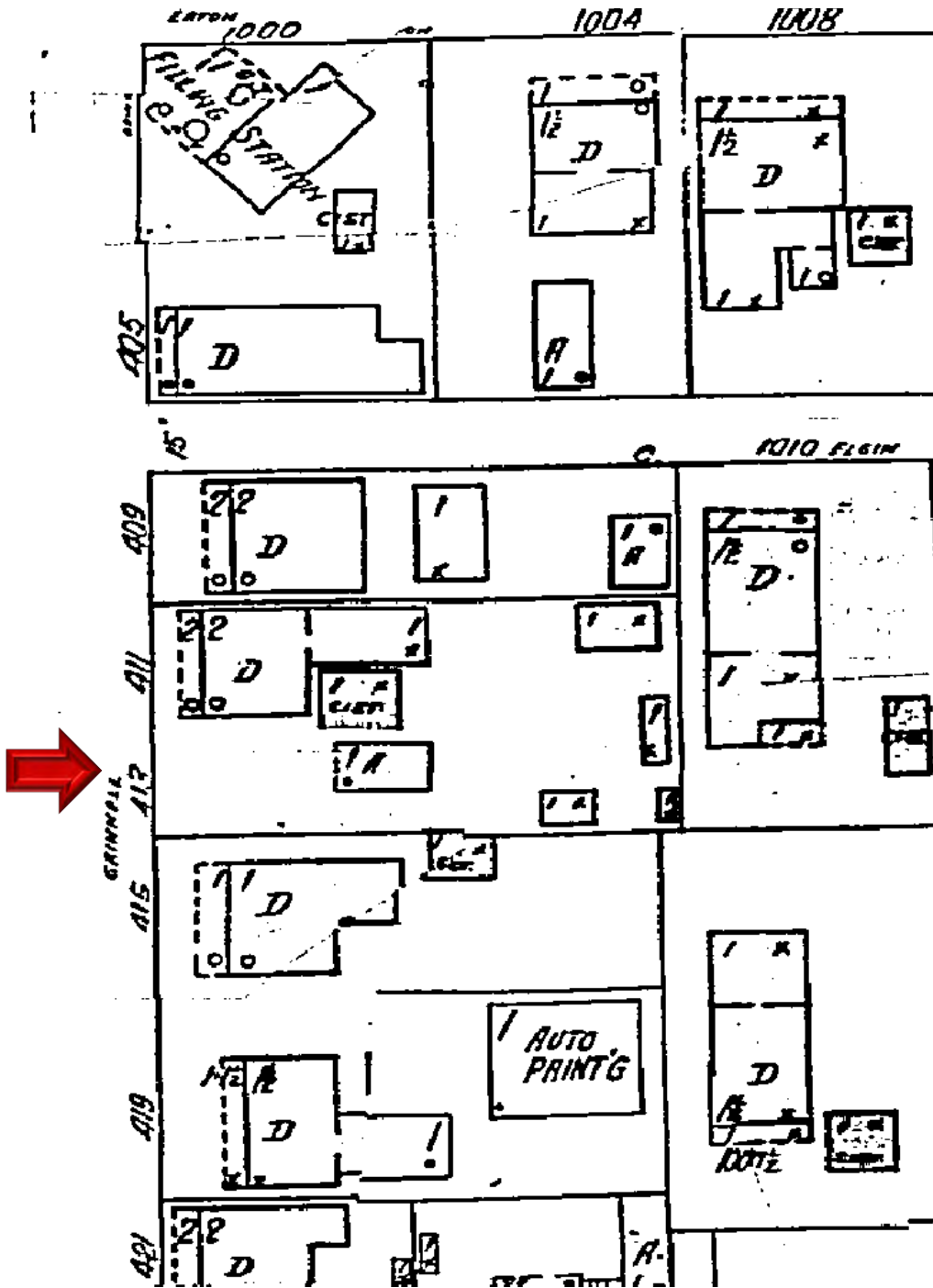
*J. Valero*  
*Notary's Signature and Seal*

*Jesenia Valero*  
*Name of Acknowledger typed, printed or stamped*

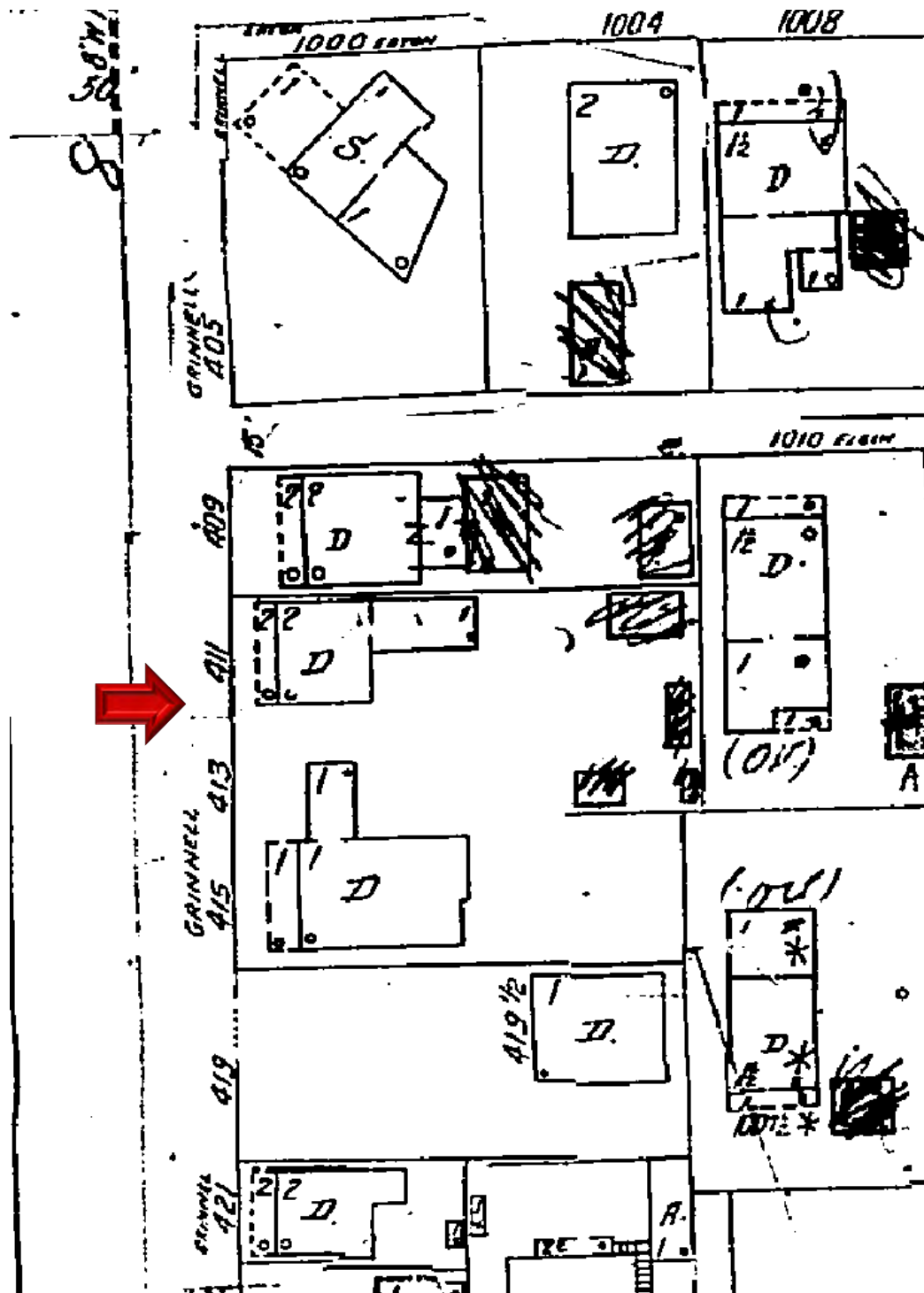


*GG11740*  
*Commission Number, if any*

# SANBORN MAPS



#415 Grinnell Street Sanborn map 1948



#415 Grinnell Street Sanborn map 1962

# PROJECT PHOTOS



**#411 Grinnell Street circa 1965. Monroe County Library**



**#415 Grinnell Street circa 1965. The structure was moved to the back of the lot and latter demolished.  
Monroe County Library**

CURRENT PHOTO OF 411-415 GRINNELL STREET



Laurie McChesney  
908-91-6677  
Preferred  
Properties  
305-294-3040  
411Grinnell.com



CURRENT PHOTO OF 411-415 GRINNELL STREET



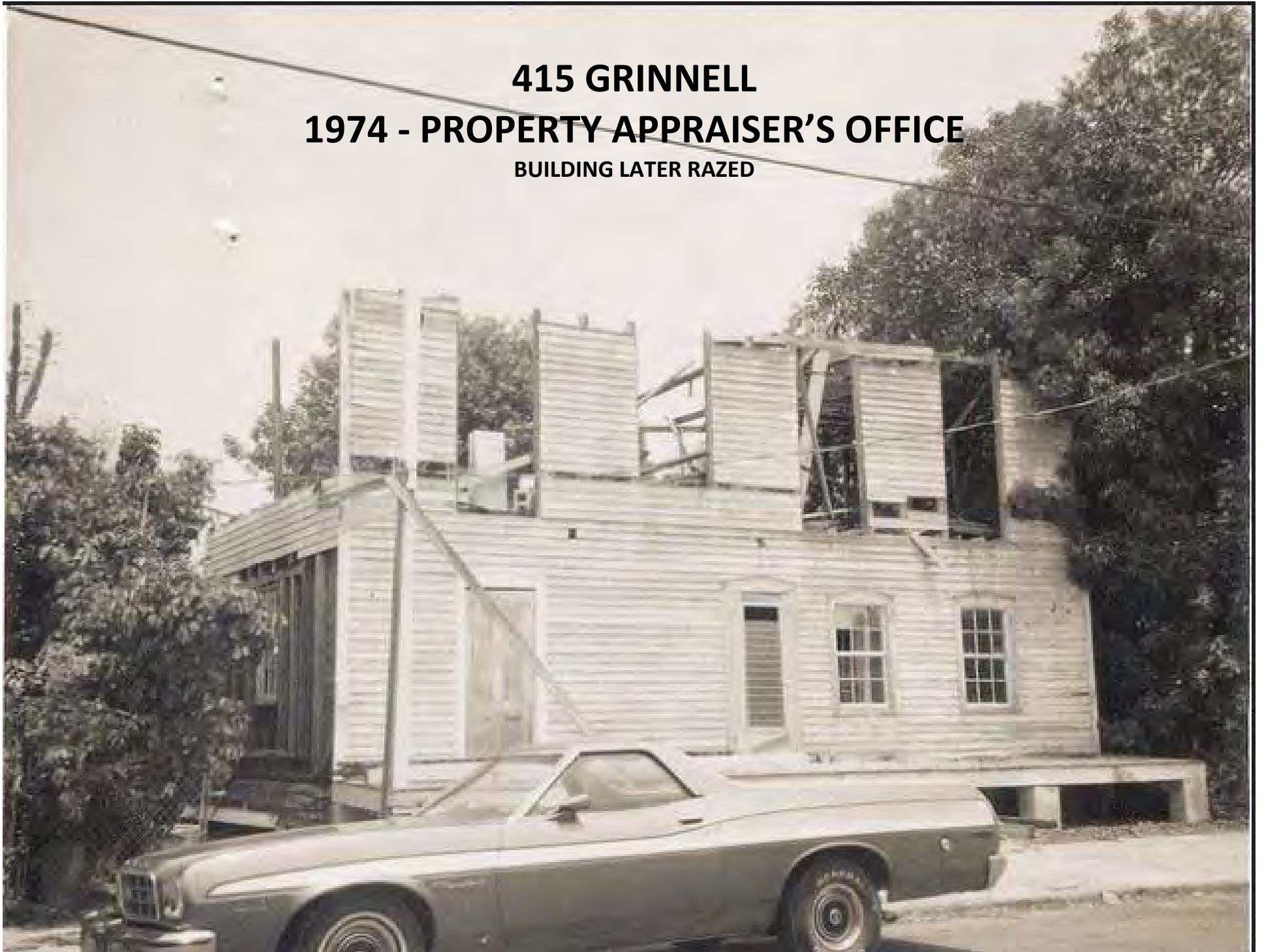
Laurie McChesney  
305-923-6639

Preferred Properties  
KEY WEST  
305-294-3040  
PreferredPropertiesKeyWest.com  
411Grinnell.com

CURRENT PHOTO OF 411-415 GRINNELL STREET



**415 GRINNELL**  
**1974 - PROPERTY APPRAISER'S OFFICE**  
**BUILDING LATER RAZED**





411 & 415 GRINNELL



## **SOUTH END OF BLOCK**

**LOOKIING NORTH FROM FLEMING STREET**

**421 GRINNELL (RESIDENCE) & 425 GRINNELL (AZUR RESTAURANT)**



# STRUCTURE TO SOUTH

419 GRINNELL

EDEN HOUSE STORAGE AND WORKSHOP BUILDING  
(SET BACK 45' FROM GRINNELL ST. SIDEWALK)





**OPPOSITE SIDE OF GRINNELL STREET**

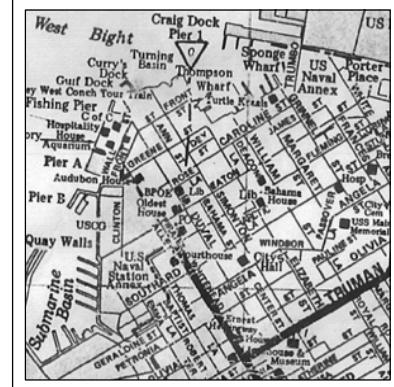
**LOOKING SOUTH TOWARD FLEMING STREET**





**VIEW ACROSS  
GRINNELL STREET**

# SURVEY



LOCATION MAP - NTS

BEARING BASE ASSUMED PER DEEDS  
90° LOTS

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
411 GRINNELL STREET  
415 GRINNELL STREET  
KEY WEST, FLORIDA

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29  
AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP -  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: AE 6 & 7 NGVD 29 DATUM.

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

### MAP OF BOUNDARY SURVEY PART OF SUBDIVISION FIVE AND SIX JOHN LOWE JR. AND JAMES R. CURRY'S SUBDIVISION, BOOK "J" OF DEEDS PART OF LOT 4, SQUARE 32 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

#### LEGAL DESCRIPTION -

(per Warranty Deed Doc# 1876995, Official Records Book 2563, Page 332 Monroe County Records)  
On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records; COMMENCING at a point on the Northeast side of Grinnell Street, distant Twenty-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northeasterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

#### AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32); which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records; COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

(per Exhibit "A" Doc# 1887217, Official Records Book 2574, Page 2328, Monroe County Records)  
On the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as part of Lot Four (4), Square Thirty-two (32), Commencing at a point on the northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right angles in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet Six (6) inches out to the point of beginning.

(per Exhibit "A" Doc# 1912052, Official Records Book 2603, Page 2305, Monroe County Records)  
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 Three (3) in Square Thirty-two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe, Jr., and James Lowe, Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records; COMMENCING at a point on the North East side of Grinnell Street, distant Fifty three (53) feet and Four (4) inches from the South East corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

#### CERTIFIED TO -

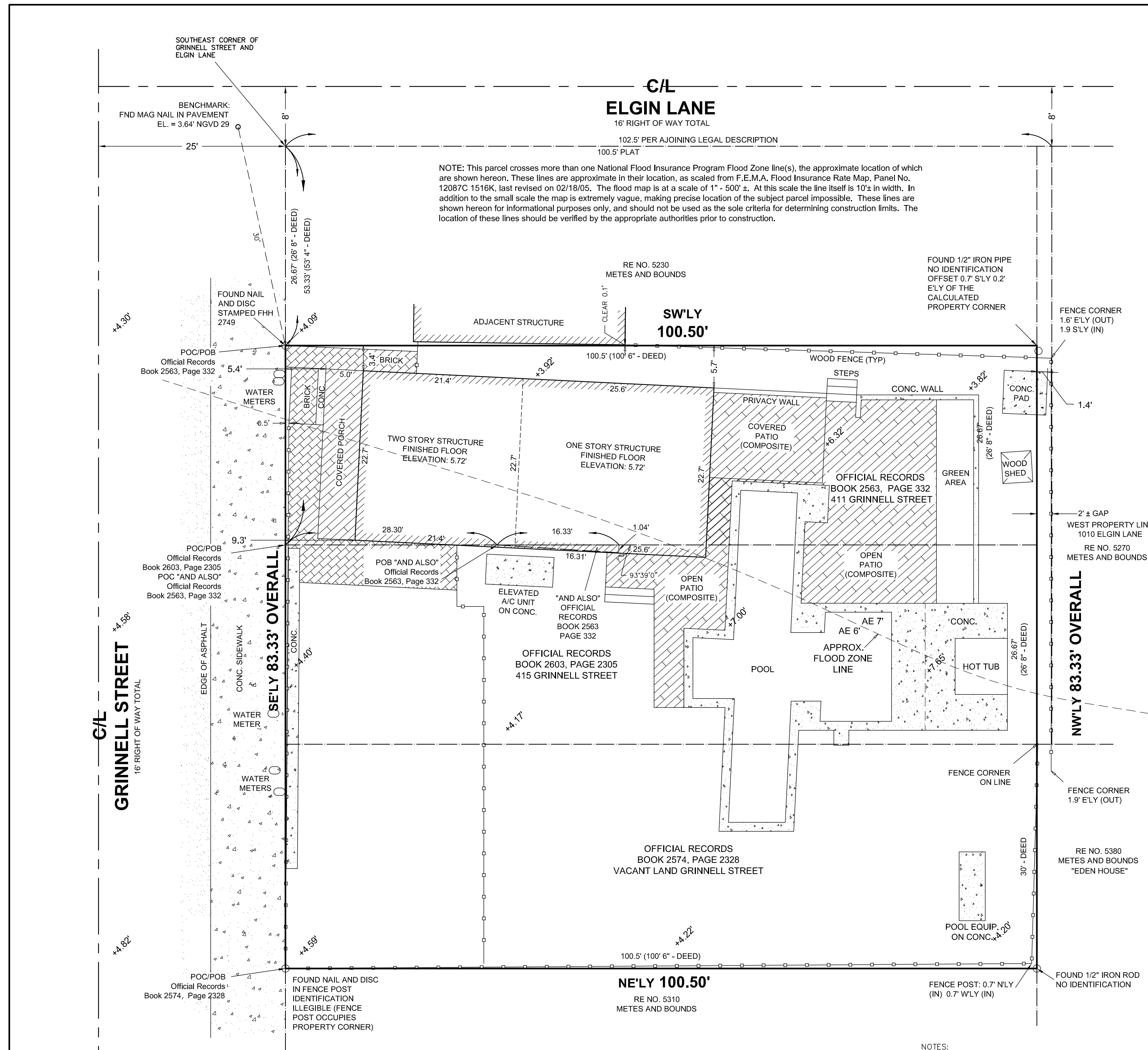
Wayne Bradley Daniel  
First Community Bank of Bedford County, its successors and/or assigns as their interest may appear  
Oropeza Stones & Cardenas, PLLC  
Chicago Title Insurance Company

REVISION: 04/18/17- CORRECT LOCATION OF POOL EQUIPMENT - GF

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

*Robert E. Reece*  
ROBERT E. REECE, LS 5652, PROFESSIONAL SURVEYOR AND MAPPER  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



NOTE: This parcel crosses more than one National Flood Insurance Program Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from F.E.M.A. Flood Insurance Rate Map, Panel No. 12087C 1516K, last revised on 02/18/05. The flood map is at a scale of 1" = 500' ±. At this scale the line itself is 10'± in width. In addition to the small scale the map is extremely vague, making precise location of the subject parcel impossible. These lines are shown hereon for informational purposes only, and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction.

SCALE:	1"=10'
FIELD WORK DATE:	04/05/17
REVISION DATE:	04/18/17
SHEET:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE #:	17032402

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- C = CALCULATED
  - C&G = 2" CONCRETE CURB & GUTTER
  - CB = CONCRETE BLOCK
  - CBW = CONCRETE BLOCK WALL
  - CI = CURB INLET
  - CL = CENTERLINE
  - CLF = CHAINLINK FENCE
  - CM = CONCRETE MONUMENT
  - CONC = CONCRETE
  - C/S = CONCRETE SLAB
  - CVRD = COVERED
  - D = DEED
  - DEASE = DRAINAGE EASEMENT
  - DELTA = DELTA ANGLE
  - DMH = DRAINAGE MANHOLE
  - EB = ELECTRIC BOX
  - EL = ELEVATION
  - ELEV = ELEVATED
  - EM = ELECTRIC METER
  - ENCL = ENCLOSURE
  - FTE = FINISHED FLOOR ELEVATION
  - FH = FIRE HYDRANT
  - FI = FENCE INSIDE
  - FND = FOUND
  - FO = FENCE OUTSIDE
  - FOL = FENCE ON LINE
  - GB = GRADE BREAK
  - GI = GRATE INLET
  - GL = GROUND LEVEL
  - GW = GUY WIRE
  - HB = HOSE BIB
  - IP = IRON PIPE
  - IR = IRON ROD
  - L = ARC LENGTH
  - LE = LOWER ENCLOSURE
  - LS = LANDSCAPING
  - M = MEASURED
  - MB = MAILBOX
  - MHWL = MEAN HIGH WATER LINE
  - MTLF = METAL FENCE
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
  - NTS = NOT TO SCALE
  - OHW = OVERHEAD WIRES
  - P = PLAT
  - PC = POINT OF CURVE
  - PCC = POINT OF COMPOUND CURVE
  - PCP = PERMANENT CONTROL POINT
  - PI = POINT OF INTERSECTION
  - PK = PARKER KALON NAIL
  - PM = PARKING METER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRC = POINT OF REVERSE CURVE
  - PT = POINT OF TANGENT
  - R = RADIUS
  - ROL = ROOF OVERHANG LINE
  - R/W = RIGHT OF WAY
  - SCD = SANITARY CLEAN-OUT
  - SMH = SANITARY MANHOLE
  - SPV = SPRINKLER CONTROL VALVE
  - SV = SEWER VALVE
  - TB = TELEPHONE BOX
  - TBM = TIDAL BENCHMARK
  - TMH = TELEPHONE MANHOLE
  - TOS = TOP OF SLOPE
  - TS = TRAFFIC SIGN
  - TYP = TYPICAL
  - UEASE = UTILITY EASEMENT
  - UPC = CONCRETE UTILITY POLE
  - UPM = METAL UTILITY POLE
  - UPW = WOOD UTILITY POLE
  - VB = VIDEO BOX
  - WD = WOOD DECK
  - WDF = WOOD FENCE
  - WL = WOOD LANDING
  - WM = WATER METER
  - WRACK LINE = LINE OF DEBRIS ON SHORE
  - WV = WATER VALVE

NOTES:  
MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

# PROPOSED DESIGN



# 411-415 GRINNELL STREET

## KEY WEST, FL 33040

### RESIDENTIAL CONSTRUCTION

# HARC

### SCOPE OF WORK

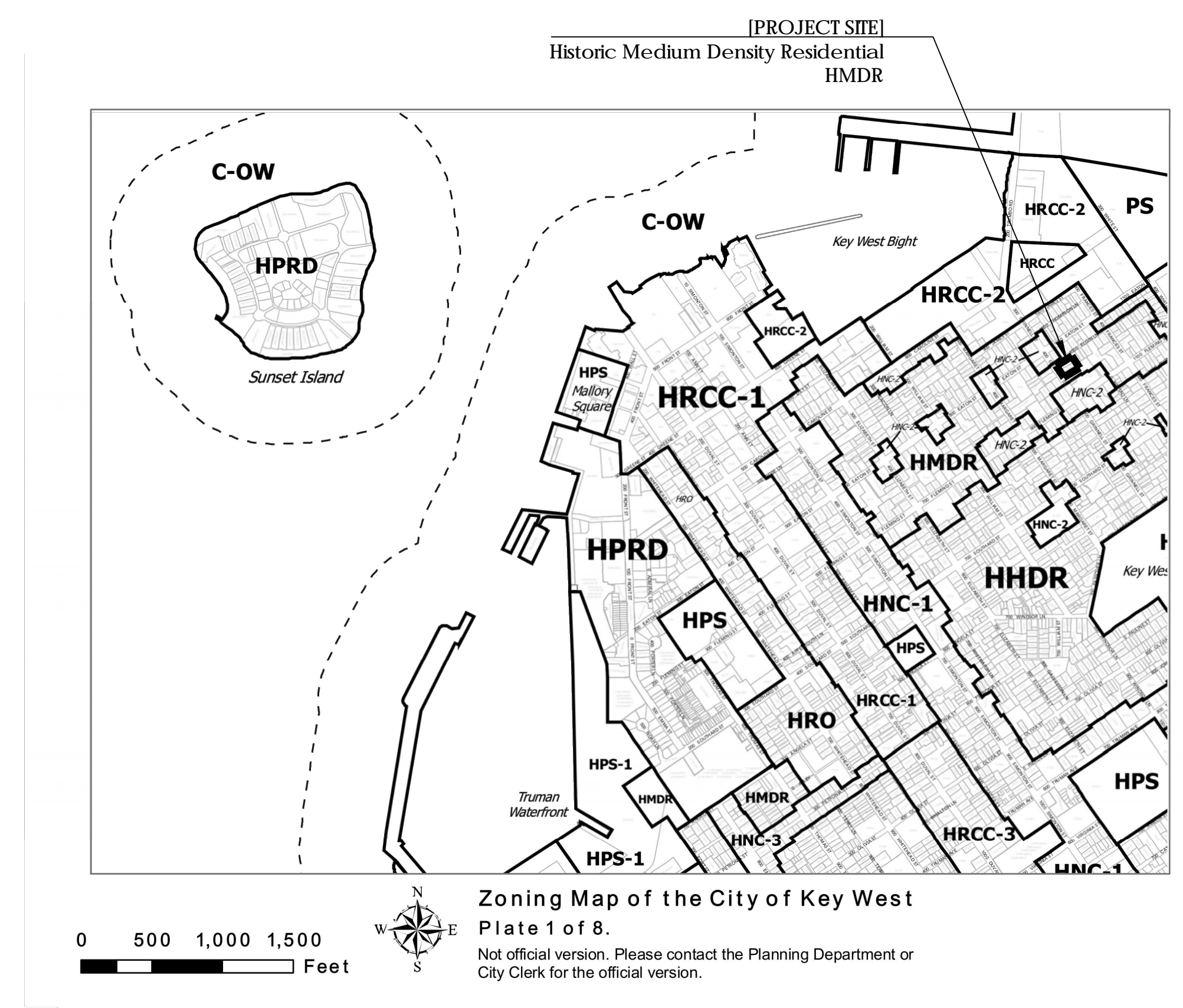
NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE (3,000 SF +/-) ON EMPTY LOT WITH BUILD-BACK RIGHTS. RECONFIGURE EXISTING FENCES & GATES. PREVIOUSLY APPROVED (15-01-1537). CHANGES TO FACADE & GARAGE LOCATION.

### DRAWING INDEX

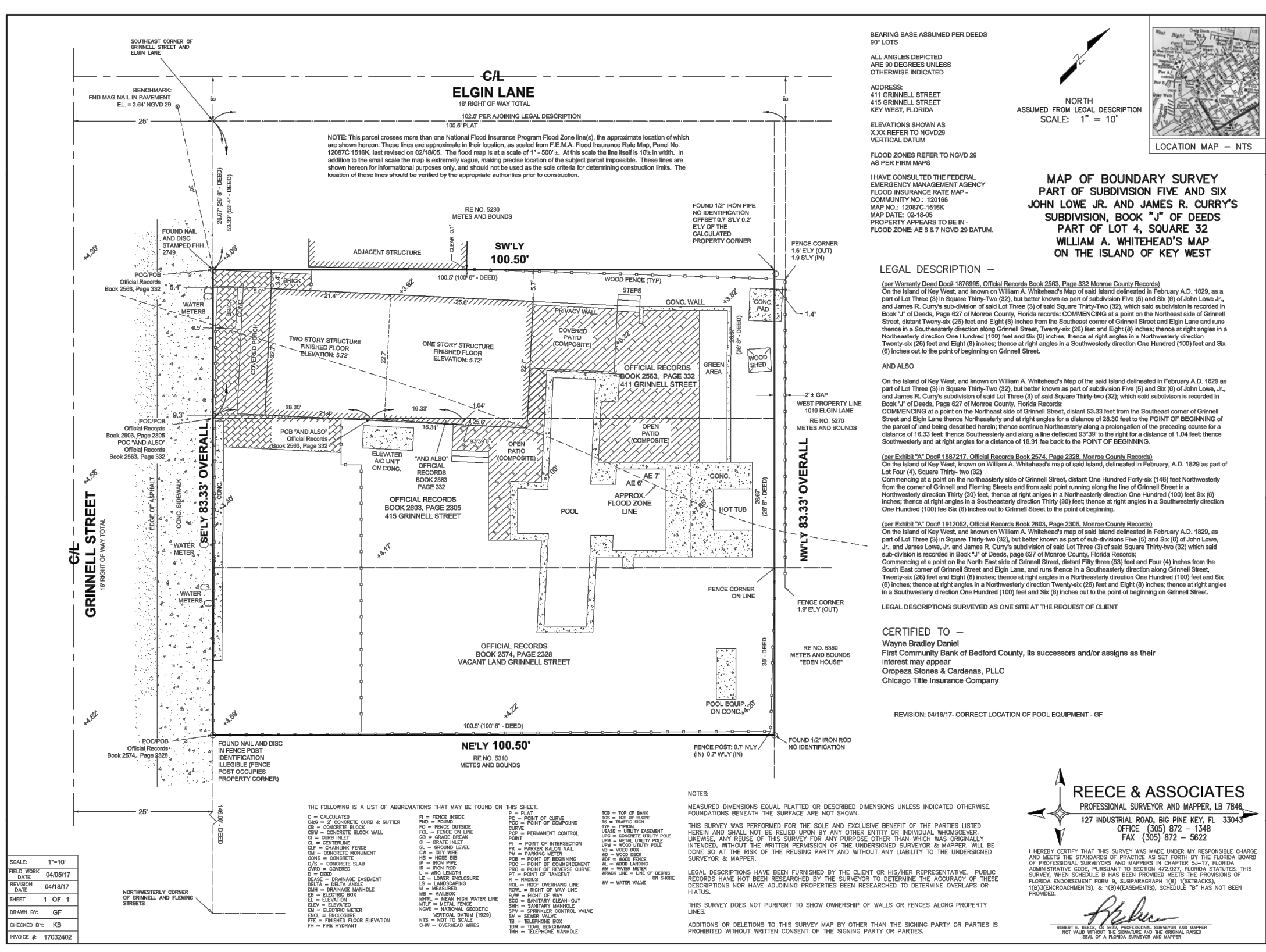
- A1.0 COVER AND SURVEY COPY
- A1.1 SITE PLAN AND DATA
- A2.1 FLOOR PLANS
- A3.1 STREET-SCAPE ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS

### CODE INFORMATION

- APPLICABLE CODES  
2014 FLORIDA BUILDING CODES
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS  
FLOOD ZONE AE6 / AE7

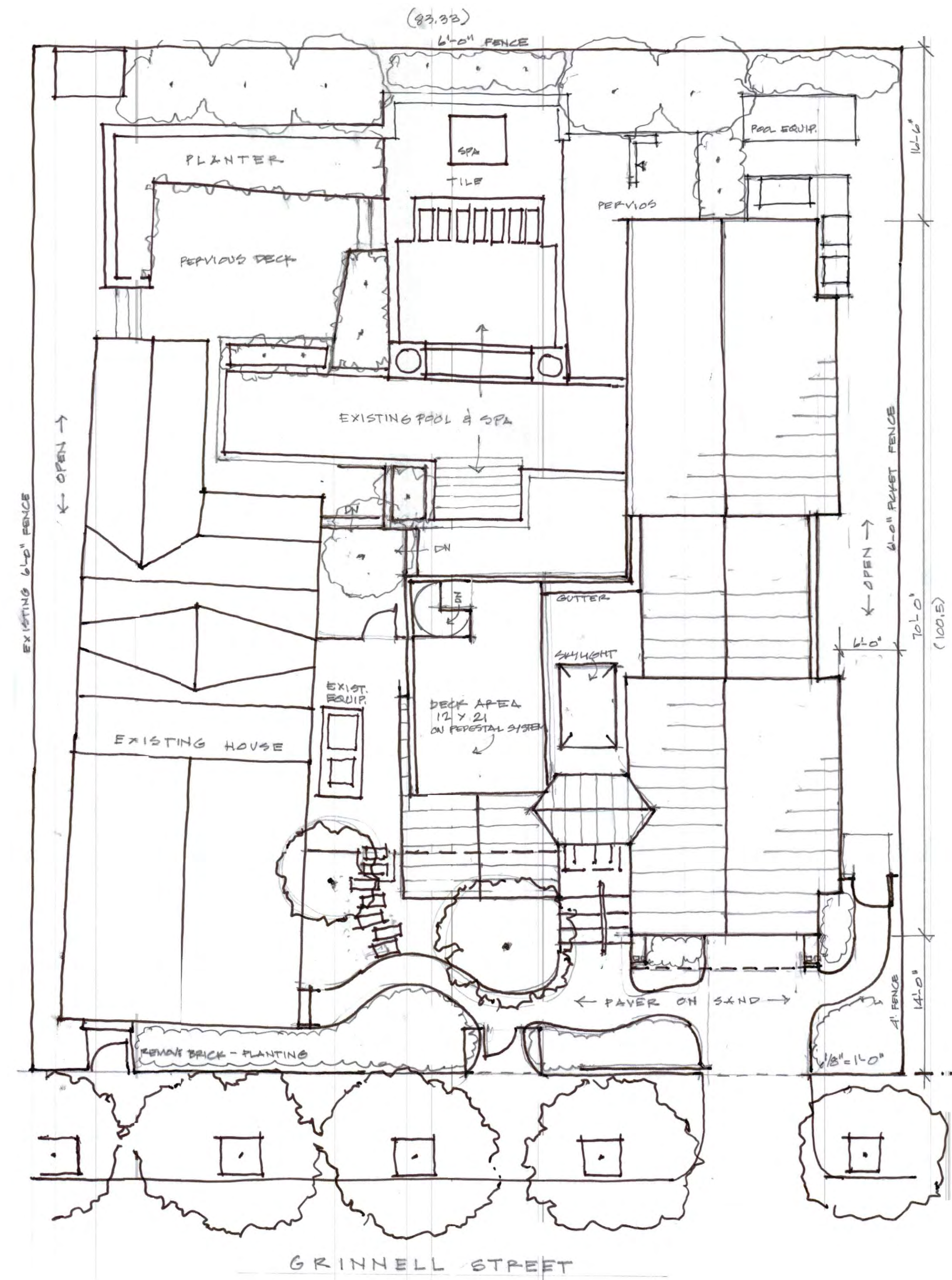


2 LOCATION MAP



1 COPY OF SURVEY  
NOT TO SCALE

SITE DATA				
411-415 GRINNELL STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE 6 / AE 7 [AE 6 @ NEW CONSTRUCTION]			
CODE REQUIREMENTS:	H15-01-1537	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	8,375 SF	8,375 SF	NO
HEIGHT	30'-0" MAX	+ 29'-11"	29'-11"	NO
[1] FRONT YARD	10'-0"	10'-0"	14'-0"	NO
[2] SIDE YARD	5'-0"	5'-0"	6'-0"	NO
[3] SIDE YARD	5'-0"	EXISTING [N/A]	N/A	NO
[4] REAR YARD	15'-0"	15'-0"	16'-6"	NO
BUILDING COVERAGE	40% [3,350 SF]	3,336 SF [39.8%]	3,338 SF [39.85%] *1	NO
IMPERVIOUS COVERAGE	60% [5,025 SF]	4,583 SF [54.7%]	4,951 SF [59.1%]	NO
OPEN SPACE RATIO	35% [2,932 SF]	2,554 SF [30.4%]	2,830 SF [33.8%] *2	NO
*1 PROPOSED CALCULATIONS INCLUDE ALL ROOF OVERHANGS ON EXISTING AND NEW CONSTRUCTION.				
*2 EXISTING VARIANCE ALLOWS 30.4% (2544 SF).				



**1** SITE PLAN  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE: 1/8" = 1'-0"

REVISED: JUNE 14, 2017

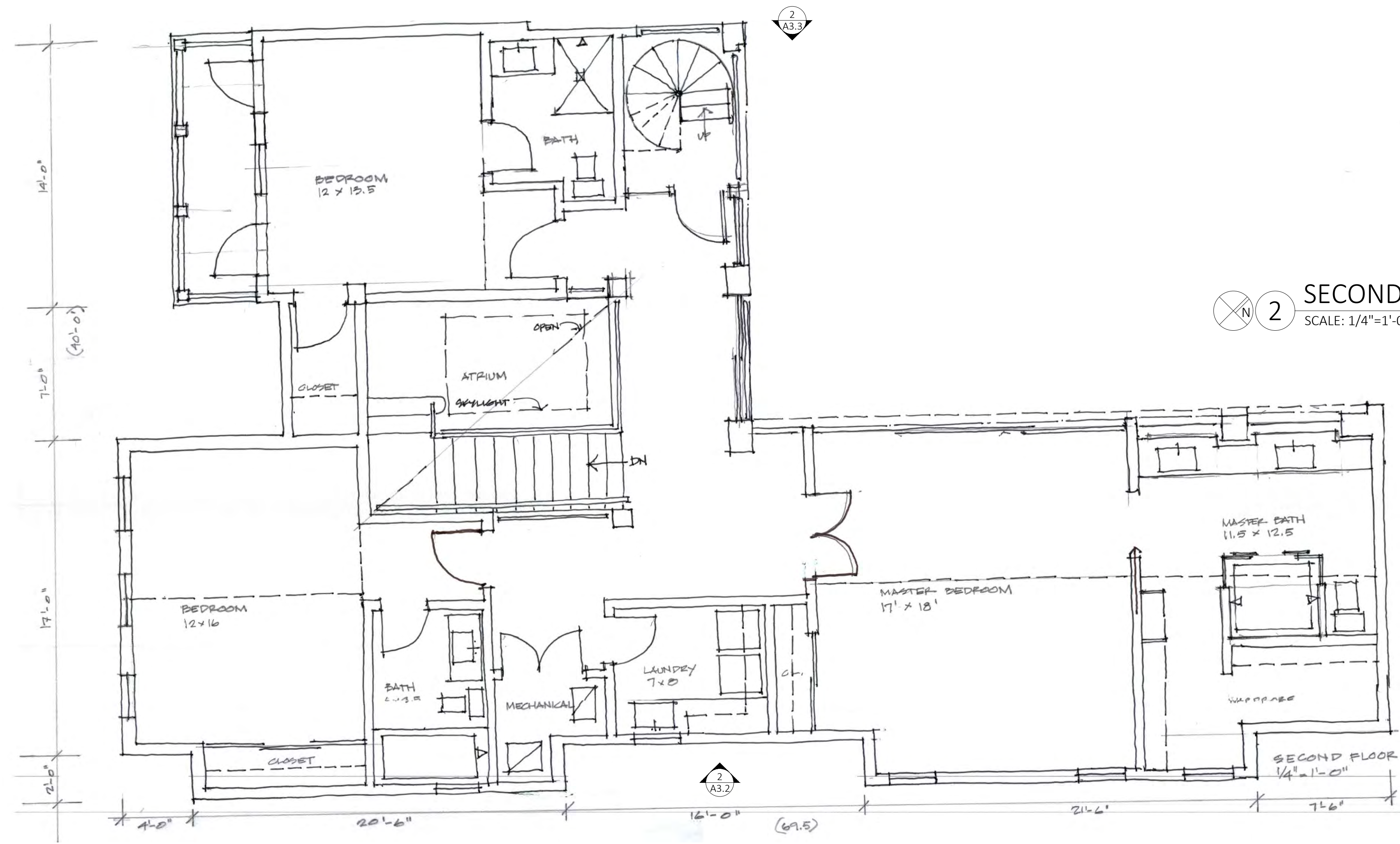
Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

**411-415  
 GRINNELL STREET  
 KEY WEST**

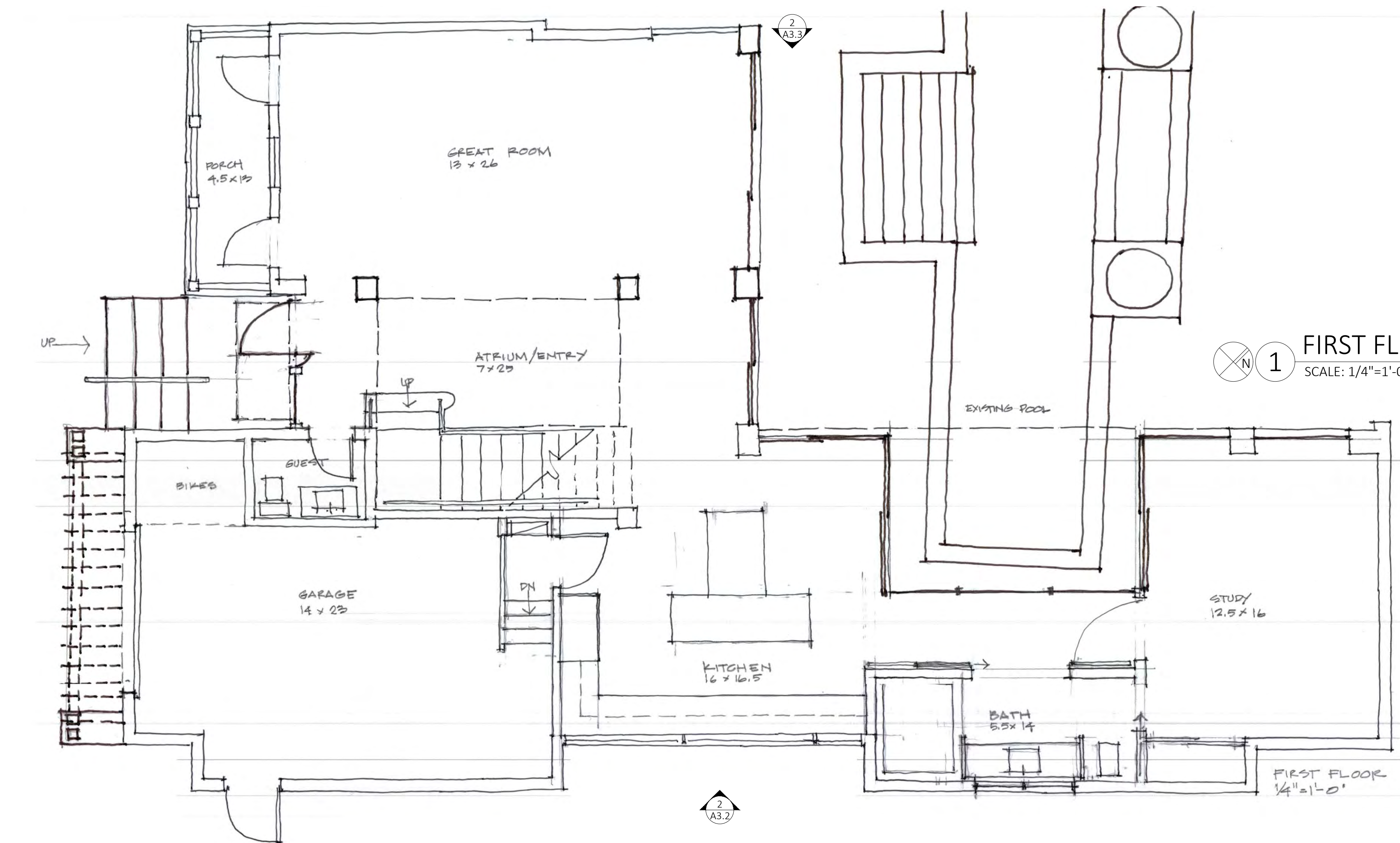
SITE PLAN  
 AND CALCS.

**M.B. INGRAM  
 MAY 30, 2017**

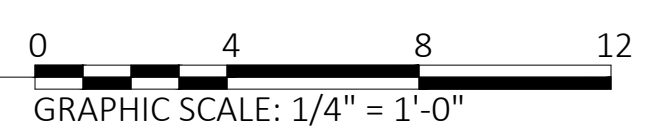
**A1.1**



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



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



REVISED: JUNE 14, 2017

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 Expiration Date: February 28, 2019

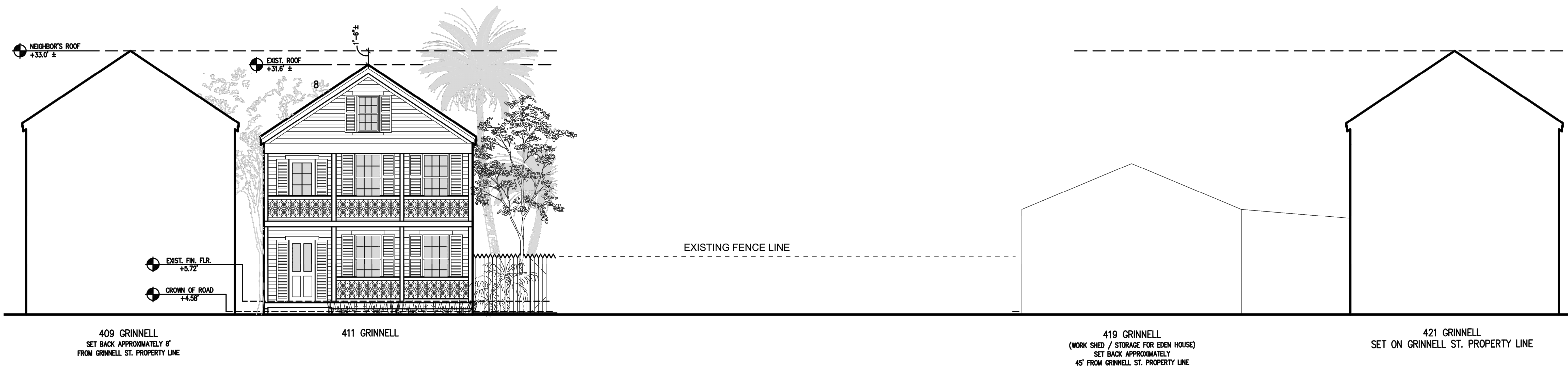
**411-415  
 GRINNELL STREET  
 KEY WEST**

**FLOOR  
 PLANS**

**M.B. INGRAM  
 MAY 30, 2017**

**A2.1**

APPROVALS:  
 VARIANCE: MAY 21, 2015  
 HARC #: 15-01-1537



1 EXISTING STREET ELEVATION  
 SCALE: +/- 3/16"=1'-0"



2 PROPOSED STREET ELEVATION  
 SCALE: +/- 3/16"=1'-0"

REVISED: JUNE 14, 2017

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 Expiration Date: February 28, 2019

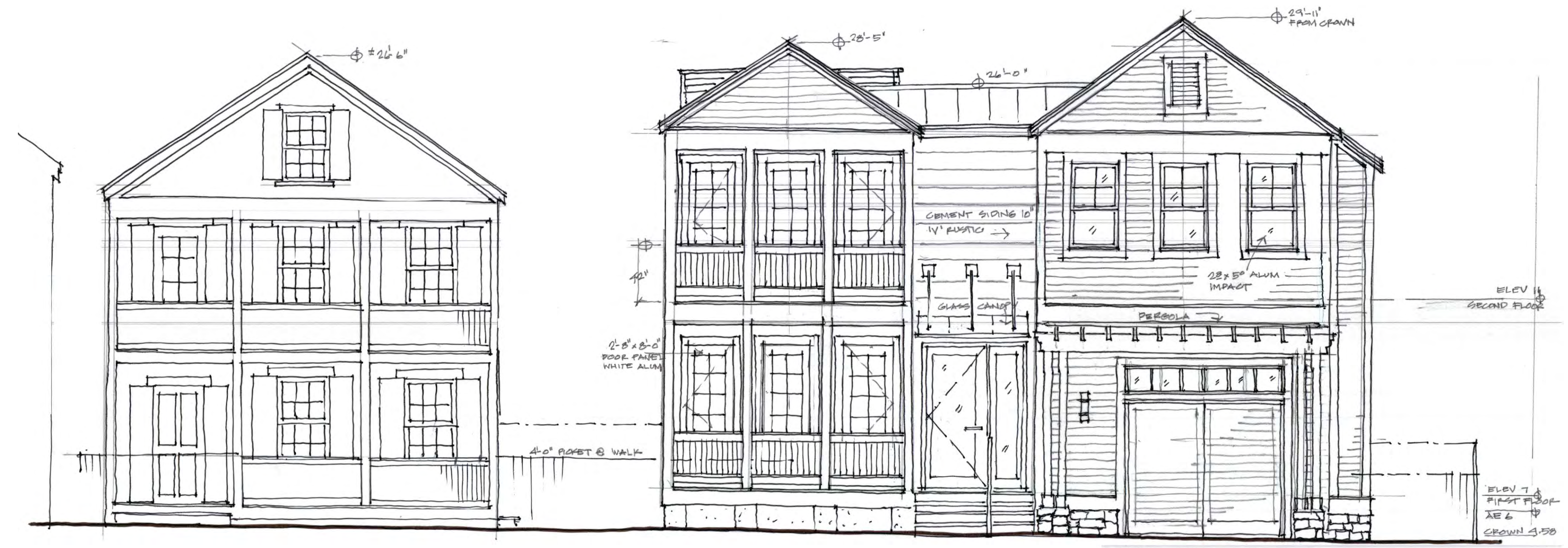
411-415  
 GRINNELL STREET  
 KEY WEST

STREET-SCAPE  
 ELEVATIONS

M.B. INGRAM  
 MAY 30, 2017

A3.1





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



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

REVISED: JUNE 14, 2017

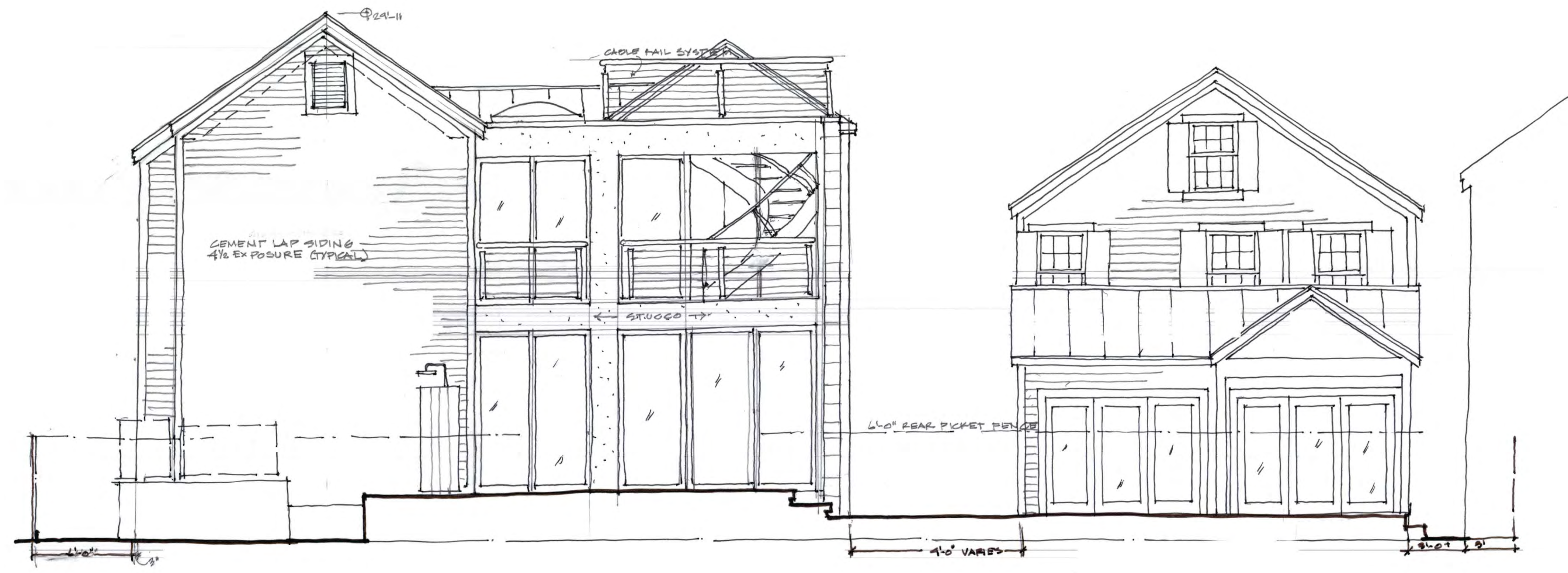
Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

411-415  
 GRINNELL STREET  
 KEY WEST

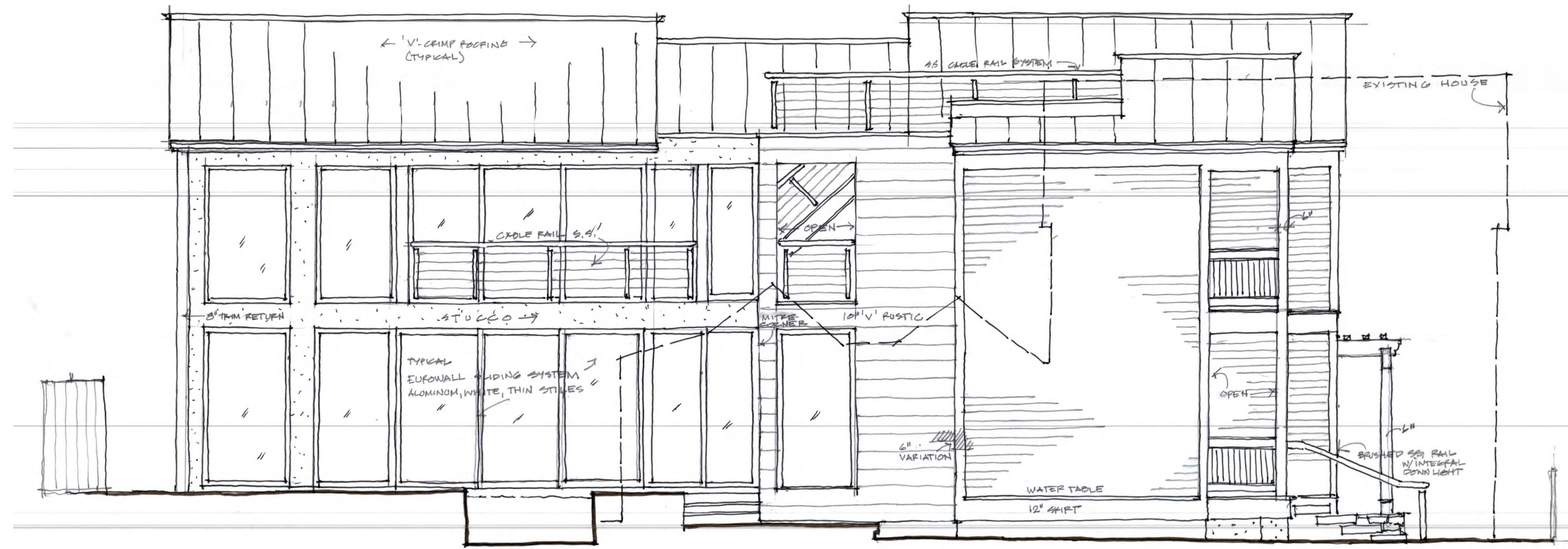
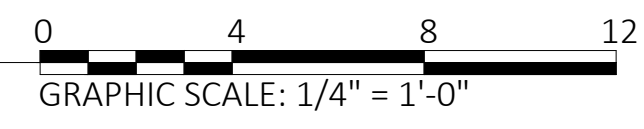
EXTERIOR  
 ELEVATIONS

M.B. INGRAM  
 MAY 30, 2017

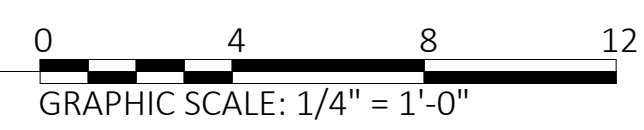
A3.2



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



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



REVISED: JUNE 14, 2017

Michael B. Ingram: License # AR0009306  
 Expiration Date: February 28, 2019

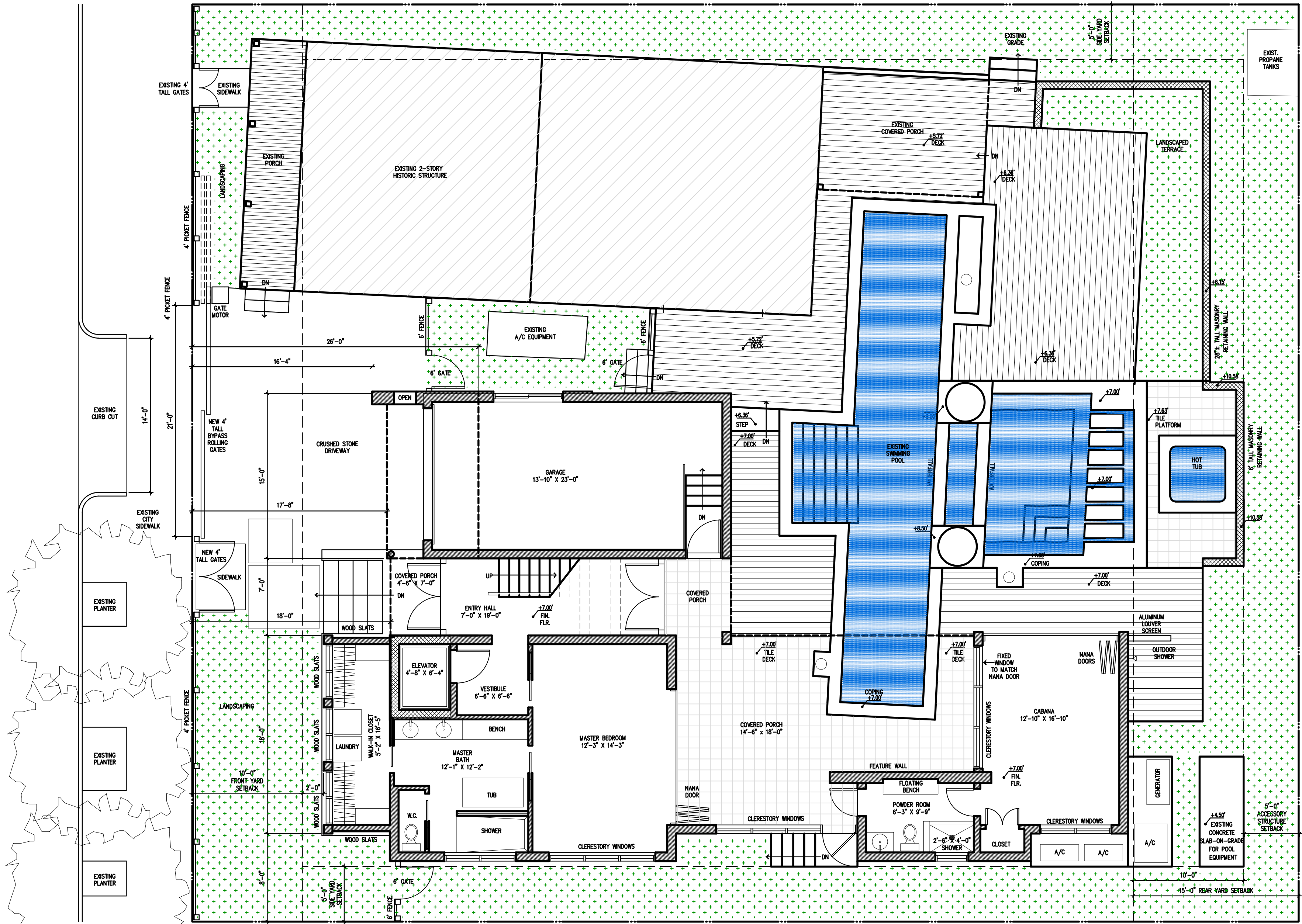
411-415  
 GRINNELL STREET  
 KEY WEST

EXTERIOR  
 ELEVATIONS

M.B. INGRAM  
 MAY 30, 2017

A3.3

PREVIOUSLY APPROVED DESIGN BASED ON  
OLD GUIDELINES FOR NEW CONSTRUCTION

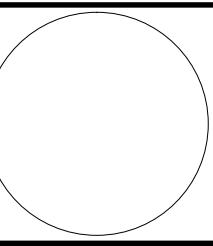


SITE PLAN / FIRST FLOOR PLAN  
 1/4" = 1'-0"



HARC

New Residence  
**415 GRINNELL STREET**  
 Key West, FL 33040

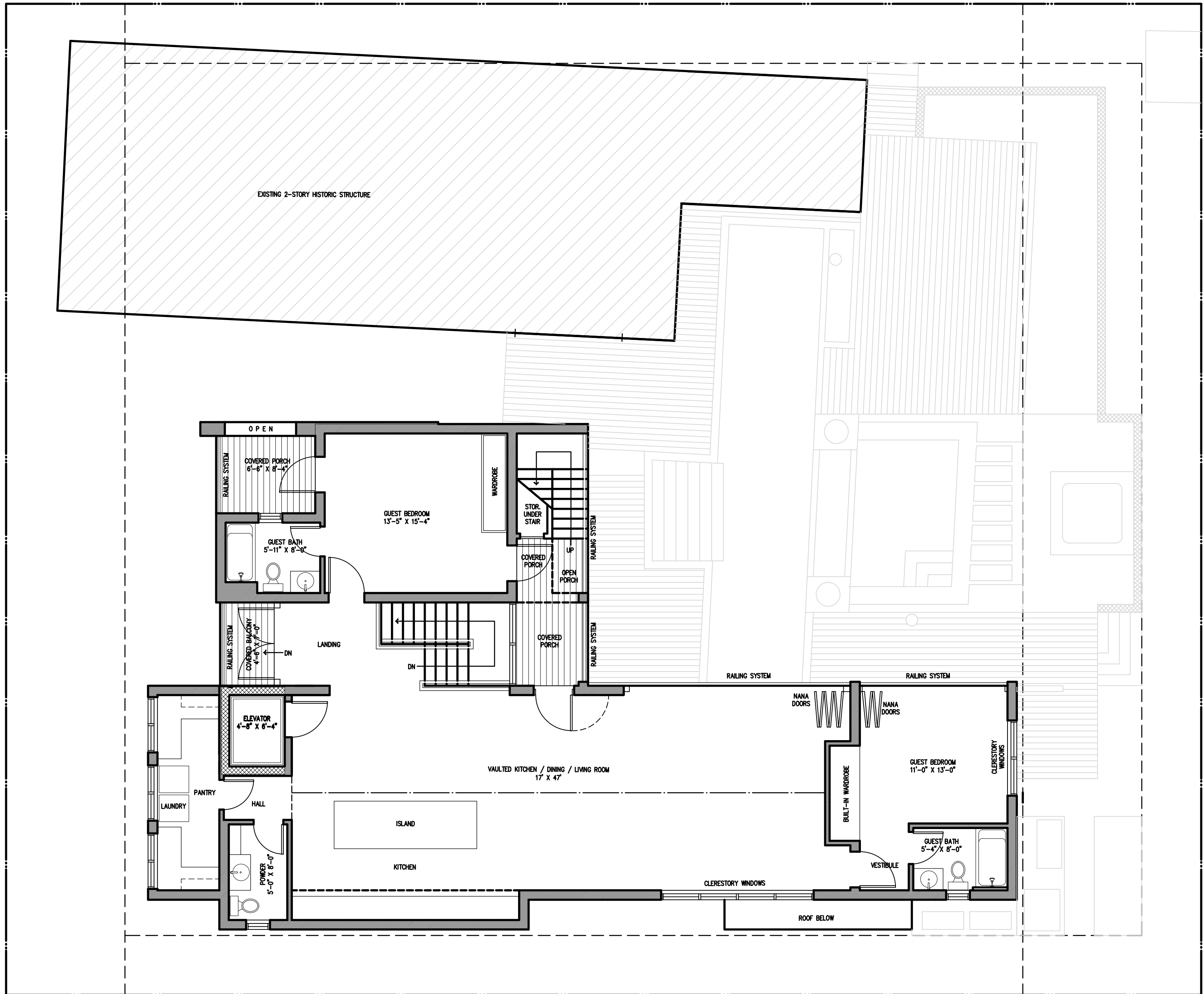


1901 S. Roosevelt Blvd. #205W  
 Key West, Florida 33040  
 305.923.9670  
 mstrattonarchitect@gmail.com



Date 10.1.15  
 Project # 1411

**A-1**



SECOND FLOOR PLAN  
 1/4" = 1'-0"



HARC

New Residence  
**415 GRINNELL STREET**  
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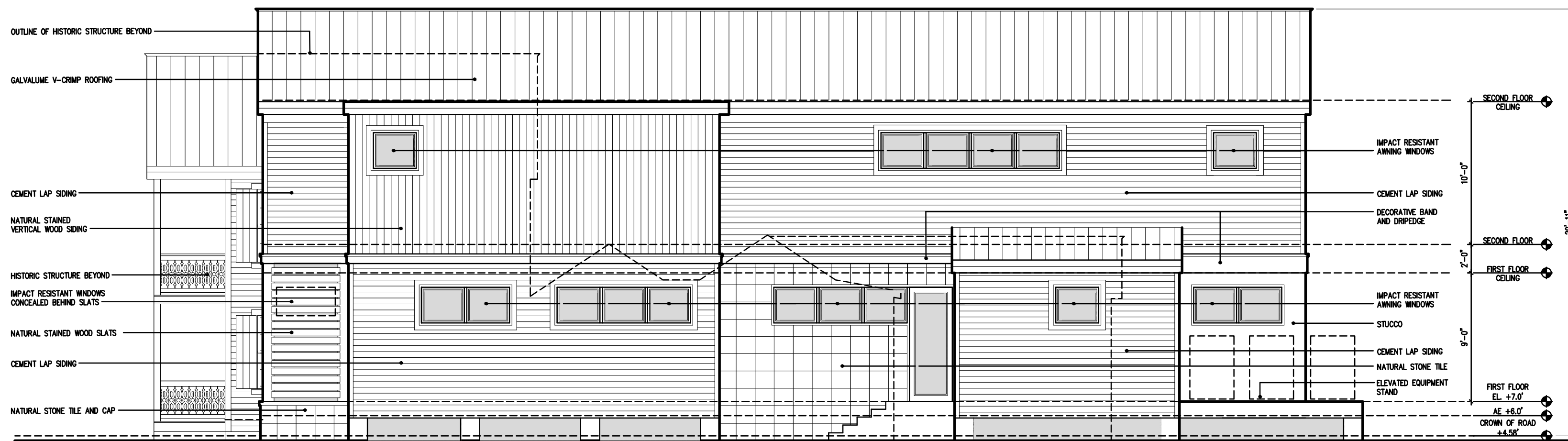
Date 10.1.15

Project # 1411

A-2



FRONT ELEVATION (WEST)  
 1/4"=1'-0"



SIDE ELEVATION (SOUTH)  
 1/4"=1'-0"

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 305.923.9670  
 mstrattonarchitect@gmail.com



Date 10.1.15

Project # 1411



SIDE ELEVATION (NORTH)  
1/4"=1'-0"



REAR ELEVATION (EAST)  
1/4"=1'-0"

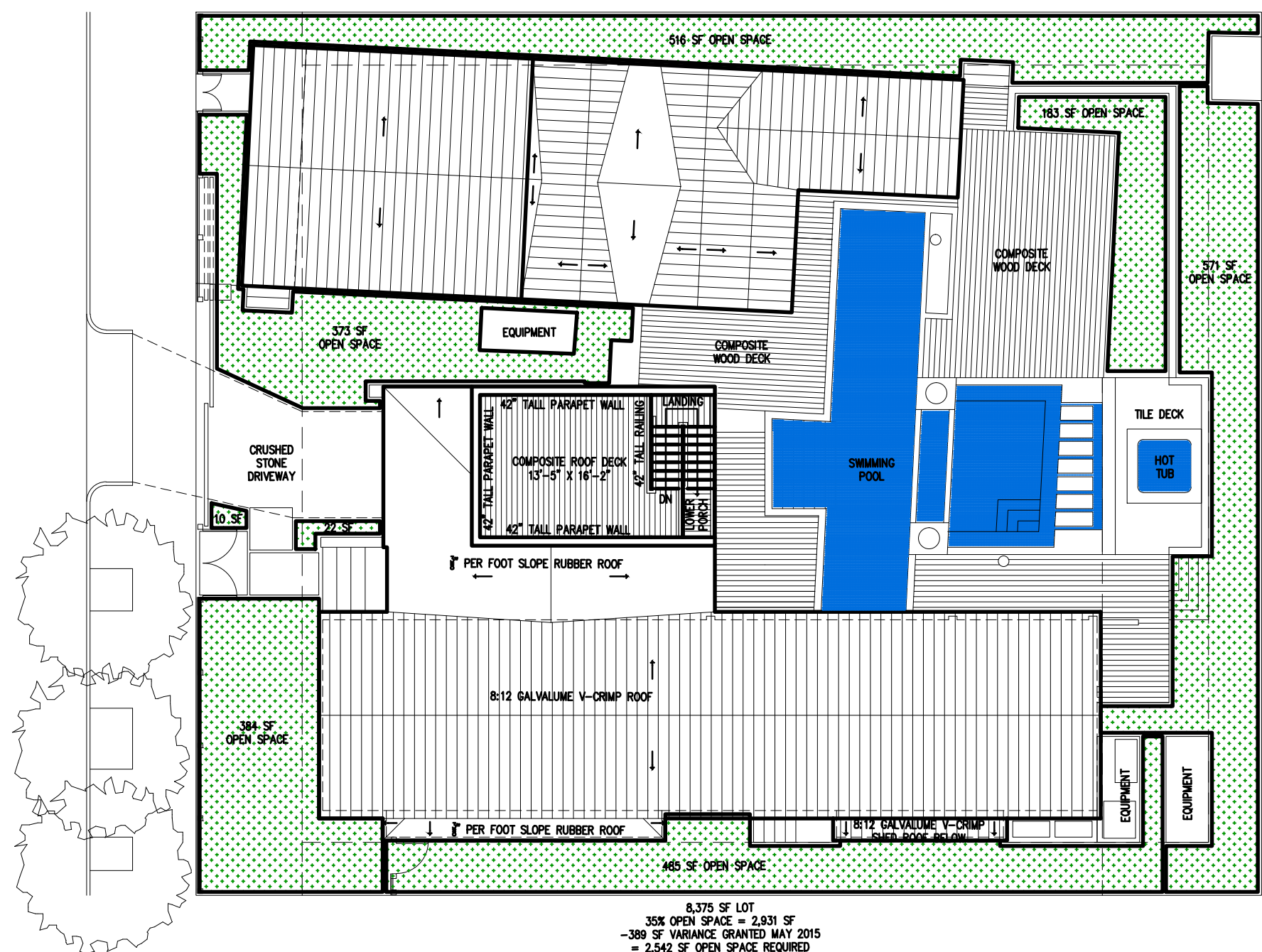
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305.923.9670  
mstrattonarchitect@gmail.com



Date 10.1.15  
Project # 1411



FRONT STREETScape ELEVATION  
3/16"=1'-0"



SITE DATA:	
LOT SIZE	8,375 SF
BUILDING COVERAGE ALLOWED 40%	= 3,350 SF
EXISTING RESIDENCE	= 1,315 SF
PROPOSED RESIDENCE	= 2,021 SF
TOTAL BUILDING COVERAGE	= 3,336 SF (39.8%)
IMPERVIOUS SURFACE ALLOWED 60%	= 5,025 SF
PROPOSED BUILDING COVERAGE	= 3,336 SF
EXISTING POOL	= 954 SF
EXISTING A/C PAD	= 35 SF
EXISTING SIDEWALK	= 18 SF
EXISTING POOL EQUIPMENT PAD	= 40 SF
PROPOSED FRONT SIDEWALK & STEPS	= 111 SF
PROPOSED SIDE STEPS AND LANDING	= 24 SF
PROPOSED A/C + GENERATOR PAD	= 65 SF
TOTAL IMPERVIOUS SURFACE RATIO	= 4,583 SF (54.7%)

SITE PLAN / ROOF PLAN  
1/8"=1'-0"



HARC

New Residence  
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Key West, FL 33040

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mstrattonarchitect@gmail.com



Date 10.1.15  
Project # 1411

**A-5**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., June 27, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **NEW SINGLE-FAMILY RESIDENCE WITH GARAGE ON VACANT LOT. RECONFIGURE FENCES AND GATES.**

**411-415 GRINNELL STREET**

**Applicant – Michael Ingram, Architect      Application #17-03-023**

**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](http://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.

