



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 27, 2018

Applicant: Meridian Engineering

Application Number: H18-03-0009

Address: #811 Whitehead Street

Description of Work:

New covered porch attached to rear of house. New rear deck and pool.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The one-story, Bungalow house first appears on the 1926 Sanborn map as part of a development of five Bungalow houses, all of which still stand today. The shed to be demolished does not appear on any historic maps or photographs.

This property received a variance from Planning Board on January 18, 2018 for this project for open space, building coverage, and side yard setbacks.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically standards 2, 9, and 10.

Outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 1, 4, and 9.

Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 19.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a rear covered porch and a new pool cabana and pool. The rear porch will have a height of 14 feet, which is shorter than the main house. The new porch will span the width of the main house.

The project also includes a 10' x 14' pool in the rear yard, surrounded by a new wood deck. An existing deck and spa will be removed. New six-foot wood fencing will be installed along the rear perimeter of the lot.

Consistency with Guidelines

It is staff's opinion that the proposed structure is consistent with the HARC guidelines, regarding outbuildings, and additions and alterations. The proposed covered porch addition has an appropriate massing, height, and form compared to the main house. The addition is lower in height than the main structure.

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 # 18-00300009	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:	811 Whitehead	
NAME ON DEED:	Paradise Found of KW LLC	PHONE NUMBER 941-350-2023
OWNER'S MAILING ADDRESS:	P.O. Box 21182	EMAIL johnson7935@gmail.com
	Sarasota FL 34276	
APPLICANT NAME:	Mendian Engineering LLC	PHONE NUMBER 305-293-3263
APPLICANT'S ADDRESS:	201 Front St. Ste 203	EMAIL
	Key West FL 33040	
APPLICANT'S SIGNATURE:		DATE 1/29/18

JAN 29 2018

52082-9023-0/C

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:	Remove existing deck and spa. Construct new deck, pool, pool equipment and covered porch w/ shed roof. Construct new 6' tall wood fence and gate.
MAIN BUILDING:	Construct new shed roof over new wood deck. Shed roof shall be attached to existing structure.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

Oper: KEYWVXC Type: BP Drawer: 1
 Date: 1/29/18 50 Receipt no: 6987
 2018 300009
 PT * BUILDING PERMITS-NEW
 1.00 \$400.00
 Trans number: 3122284
 CK CHECK 1017 \$400.00
 Trans date: 1/29/18 Time: 15:32:50

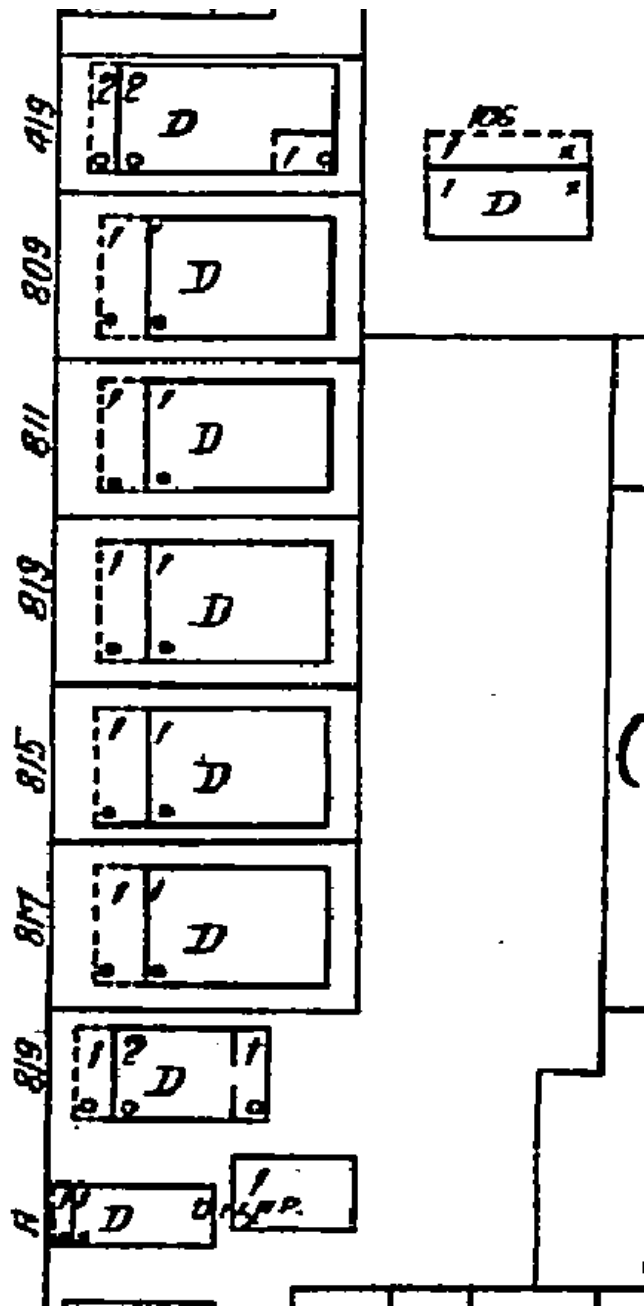
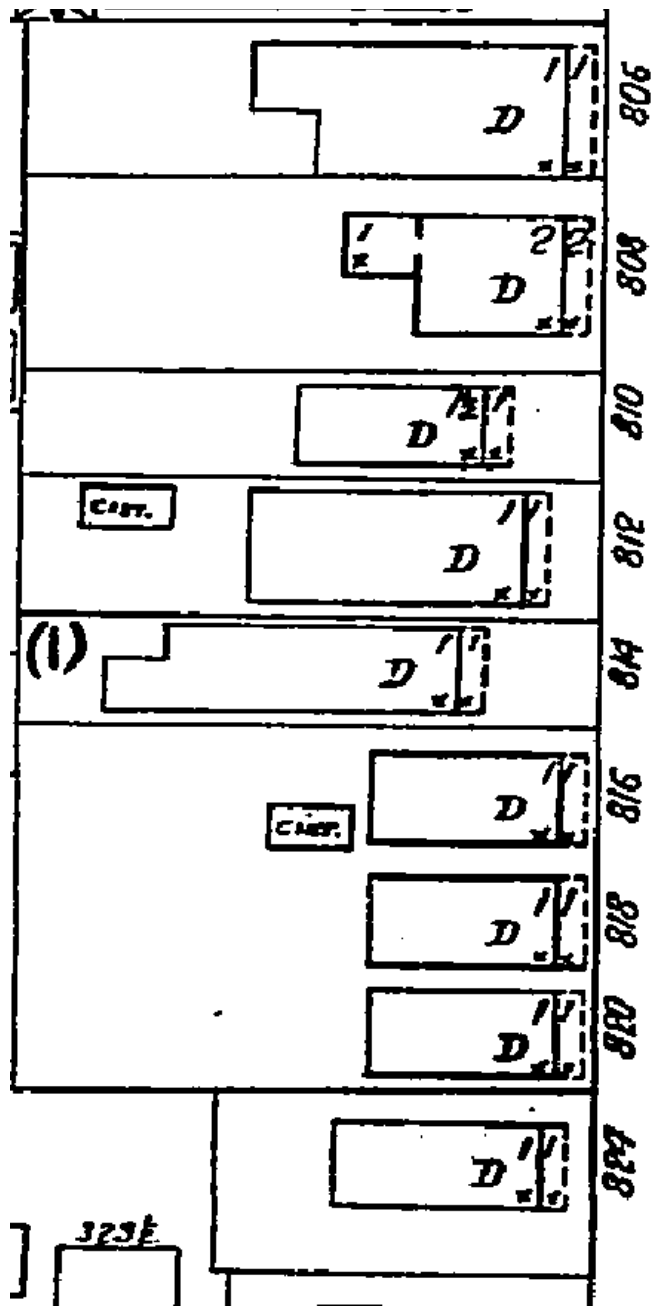
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
<i>JAN 29 2018</i>	
PAVERS:	FENCES: <i>New wood 6' high picket fence New wood gate.</i>
DECKS: <i>New wood deck less than 30" off grade</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>10x14 in ground concrete pool w/ pool equipment</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

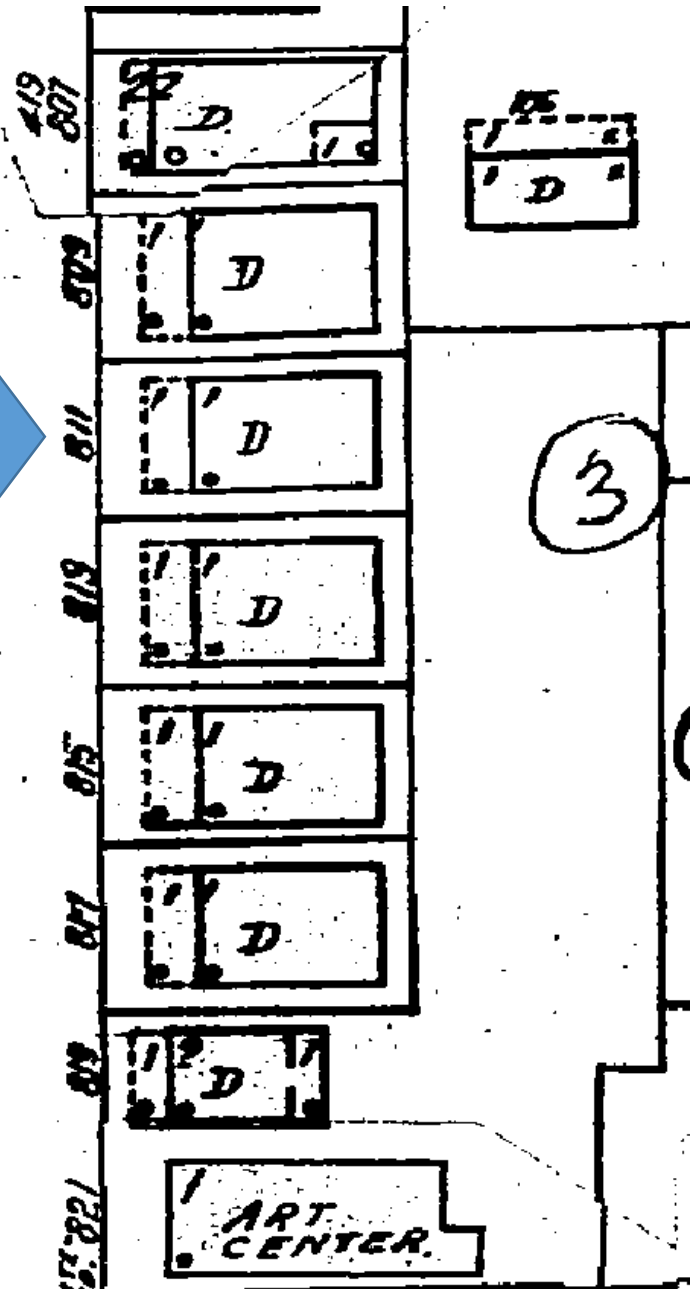
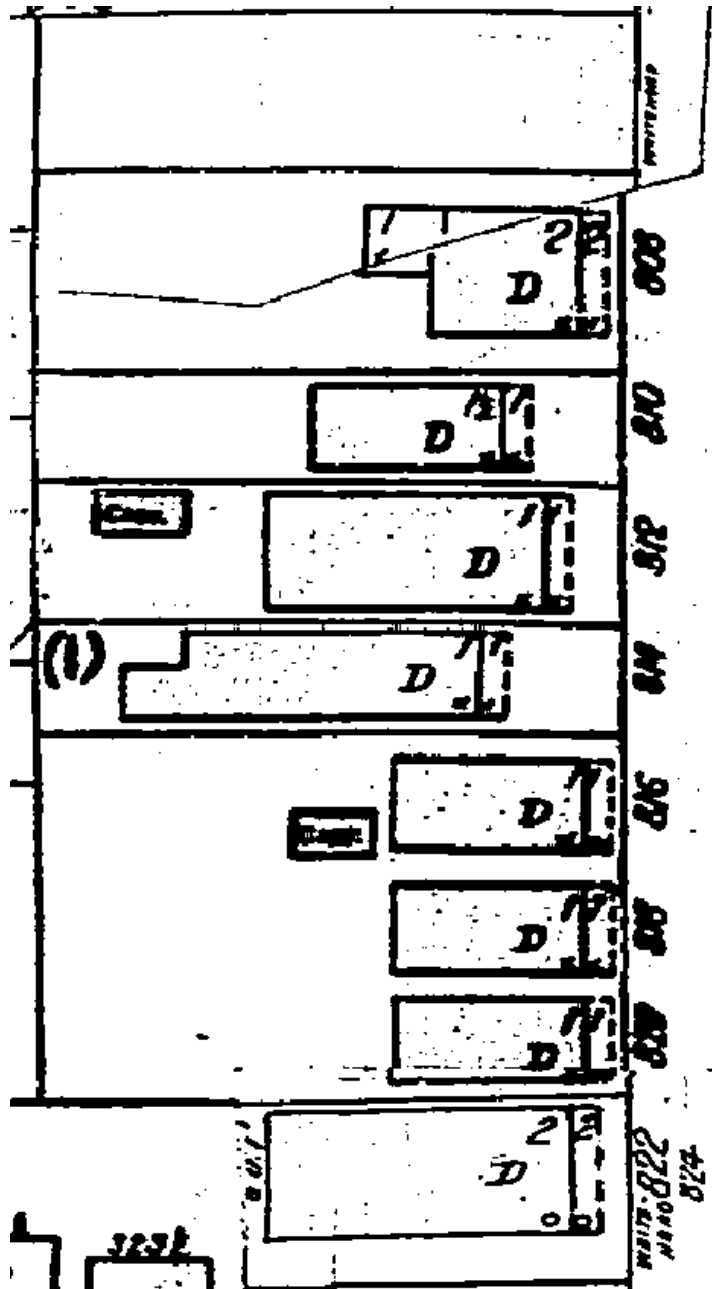
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input 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:				
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.

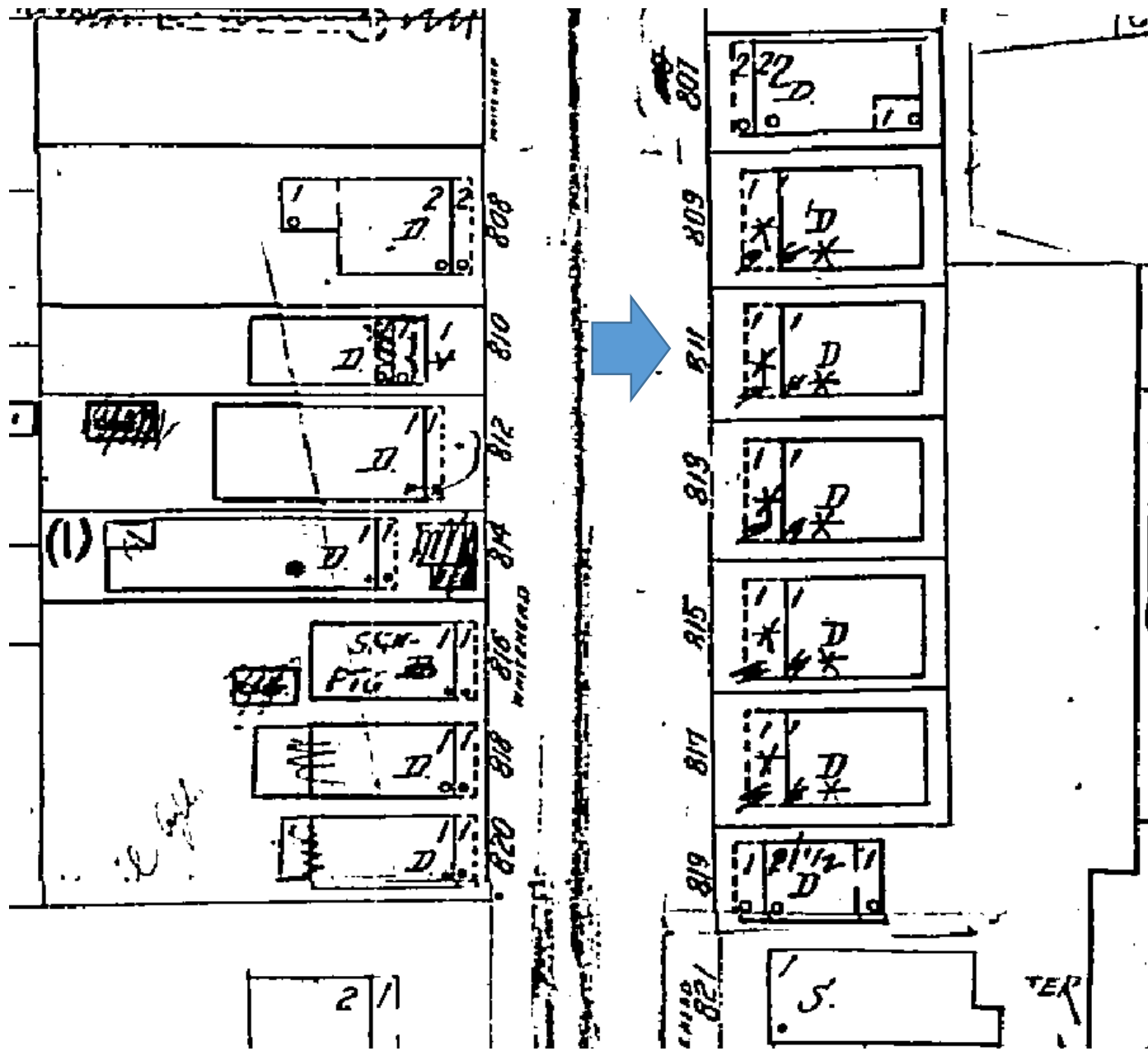
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.







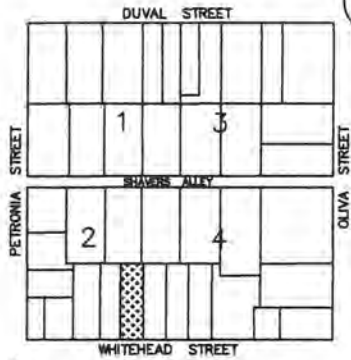
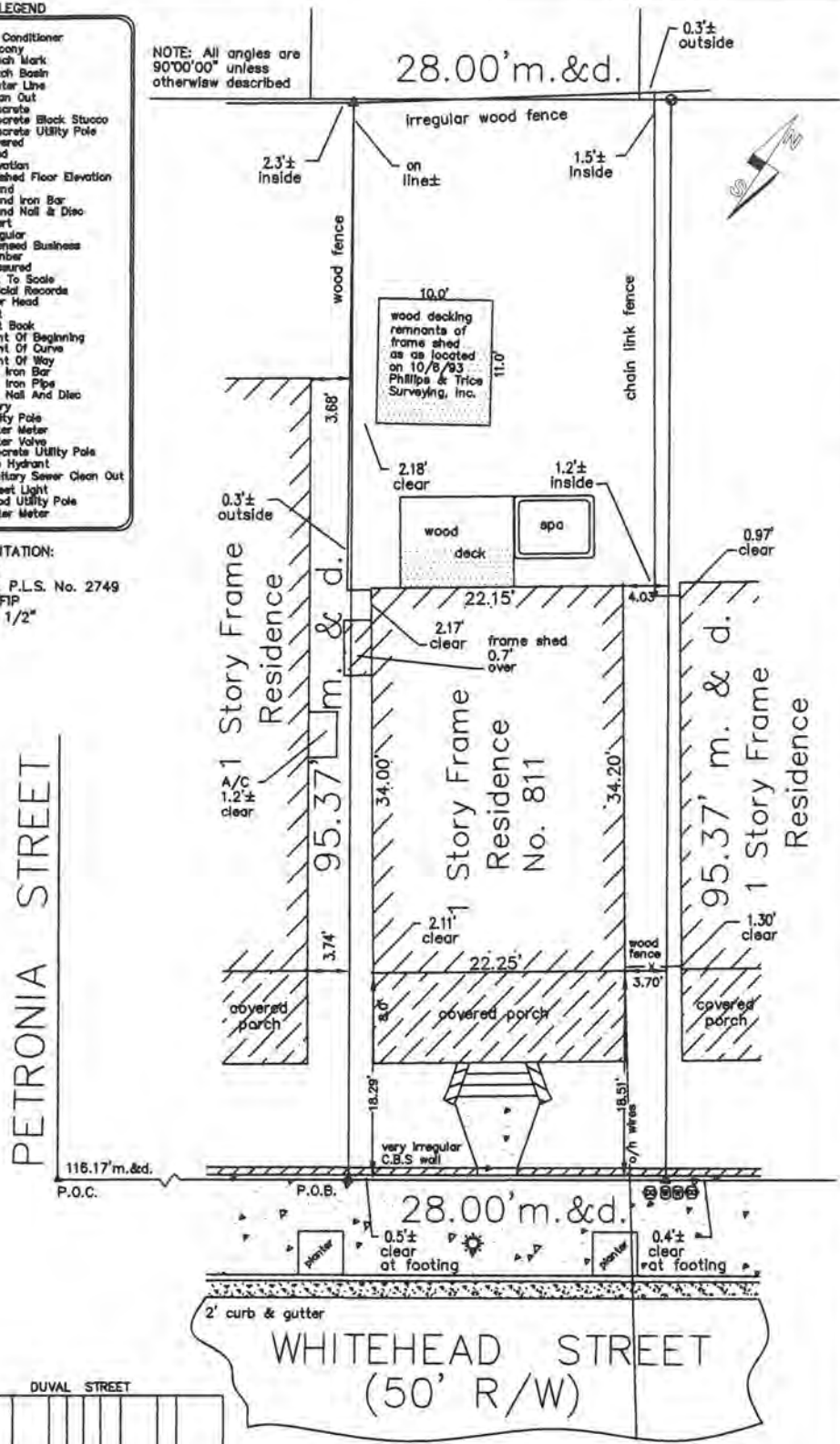


SURVEY

- LEGEND**
- A/C Air Conditioner
 - BAL Balcony
 - BM Bench Mark
 - CB Catch Basin
 - C Center Line
 - CO Clean Out
 - CONC Concrete
 - C.B.S. Concrete Block Stucco
 - CUP Concrete Utility Pole
 - COVD Covered
 - D Dead
 - ELEV Elevation
 - F.F.L. Finished Floor Elevation
 - FD Found
 - FIB Found Iron Bar
 - FRK Found Nail & Disc
 - INV Invert
 - IRR Irregular
 - LI Licensed Business
 - LB Number
 - M Measured
 - N.T.S. Not To Scale
 - O.R. Official Records
 - OH Over Head
 - P Plot
 - PB Plot Book
 - P.O.B. Point Of Beginning
 - P.C. Point Of Curve
 - R/W Right Of Way
 - SIB Set Iron Bar
 - SEP Set Iron Pipe
 - SPK Set Nail And Disc
 - STY Story
 - UP Utility Pole
 - WM Water Meter
 - WV Water Valve
 - WU Concrete Utility Pole
 - Fire Hydrant
 - Sanitary Sewer Clean Out
 - Street Light
 - Wood Utility Pole
 - Water Meter

- MONUMENTATION:**
- ▲ = FPK
 - △ = SPK, P.L.S. No. 2749
 - ⊙ = FIB/FRP
 - ⊗ = SIB, 1/2"

NOTE: All angles are 90°00'00" unless otherwise described



LOCATION MAP
Part of Lot 2, Square 6
City of Key West, Florida

LEGAL DESCRIPTION:
On the Island of Key West and being a part of Lot 2, Square 6, Tract 4 of Simonton & Wall's Addition, as recorded in Deed Book "E" at page 245 of the Public Records of Monroe County, Florida, and being described by metes and bounds as follows:
COMMENCE at the Northwest corner of said Lot 2 and run thence Southeasterly along the Southwesterly boundary of said Lot 2 and the Northeasterly Right-of-Way of Whitehead Street for a distance of 116.17 feet to the Point of Beginning of the parcel of land being described herein; thence continue in a Southeasterly direction along said Whitehead Street for a distance of 28.00 feet; thence Northeasterly and perpendicular to said Whitehead Street for a distance of 95.37 feet; thence Northwesterly and parallel with said Whitehead Street for a distance of 28.00 feet; thence Southwesterly for a distance of 95.37 feet back to the Point of Beginning.

CERTIFICATION MADE TO:
Paradise Found of KW, LLC;
Dunlap & Moran, P.A.;
Chicago Title Insurance Company



CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

SURVEYOR'S NOTES:
North arrow based on assumed median bearing based on E/W Whitehead Street 3.4 degrees easting direction. Elevation based on M.G.V.D. 1929 Datum. Elevation Bench Mark No. Botic Elevation: 14.324'. Title search has not been performed on said or surrounding properties.

Field Work performed on: 7/13/17

ENGINEERS PLANNERS SURVEYORS
3182 Northside Drive
Suite 201
Key West, FL 33040
Phone: (305) 293-0496
Fax: (305) 293-0237
Email: info@hillsouthwest.com
L.S. No. 7700

Paradise Found of KW, LLC 811 Whitehead Street, Key West, FL 33040	Draw No.: 17-278
BOUNDARY SURVEY	Drawn By: F.H.H.
Scale: 1"=10'	Ref. 200-53
Date: 7/17/17	Flood Zone: X
REVISIONS AND/OR ADDITIONS	Flood Elev.:

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 811 WHITEHEAD ST. KEY WEST, FL. 33040
 RE: 00017070-000100
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: AE5
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 6 TR 4
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.
 FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN
 SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
ELEVATION MARK	CONCRETE	& AT AND AT APPROX. APPROXIMATELY
WALL TYPE SYMBOL	COMPACTED EARTH FILL	FT. FOOT/FEET
WINDOW TYPE SYMBOL	STUCCO OR GYPSUM WALL BOARD	F.F.L. FINISH FLOOR LEVEL
DOOR NUMBER SYMBOL	CONCRETE MASONRY UNIT	IN. INCH
GARAGE	BRICK	MAX. MAXIMUM
DETAIL OR SECTION AREA	BATT INSULATION	MIN. MINIMUM
DETAIL OR SECTION NUMBER	RIDGE INSULATION	# NUMBER
SHEET# WHERE DETAIL IS SHOWN	SAND	O.C. ON CENTER
DETAIL OR SECTION NUMBER	GRAVEL	LB. POUND
SHEET# WHERE DETAIL IS SHOWN	CONTINUOUS WOOD FRAMING	PSI POUND PER SQUARE INCH
SHEET# WHERE DETAIL IS TAKEN	WOOD BLOCKING	PT PRESSURE TREATED
	PLYWOOD	SF SQUARE FOOT/FEET
	FINISH WOOD	T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

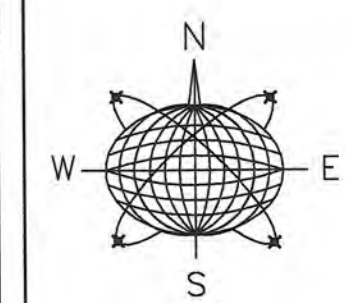


3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

VARIANCE APPLICATION

811 WHITEHEAD ST KEY WEST, FLORIDA 33040

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00017070-000100				
SETBACKS:					
FRONT	NO CHANGE	10'-3"	10'		NONE
STREET SIDE	N/A	N/A	7.5'		NONE
SIDE	7" TO LEFT SIDE HOME OVERHANG 2'-10" TO RIGHT SIDE PORCH ROOF OVERHANG	7" TO LEFT SIDE HOME OVERHANG 2'-5" TO RIGHT SIDE HOME OVERHANG	5'		YES
REAR	34" TO PORCH	41'-8"	15'		NONE
LOT SIZE	NO CHANGE	2,670 SQ. FT.	4000 SQ. FT.		NONE
BUILDING COVERAGE	1,277 SQ. FT. 47.8%	1,087 SQ. FT. 40.7%	40% MAX		YES
FLOOR AREA	NO CHANGE	755 SQ. FT. .28	1.0		NONE
BUILDING HEIGHT	N/A	N/A	30' MAX		NONE
IMPERVIOUS AREA	1,542 SQ. FT. 57.7%	1,374 SQ. FT. 55%	60% MAX		NONE
OPEN SPACE	835 SQ. FT. 31.2%	1,217 SQ. FT. 45.5%	35% MIN		YES



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3203 fax:293-4599



General Notes:

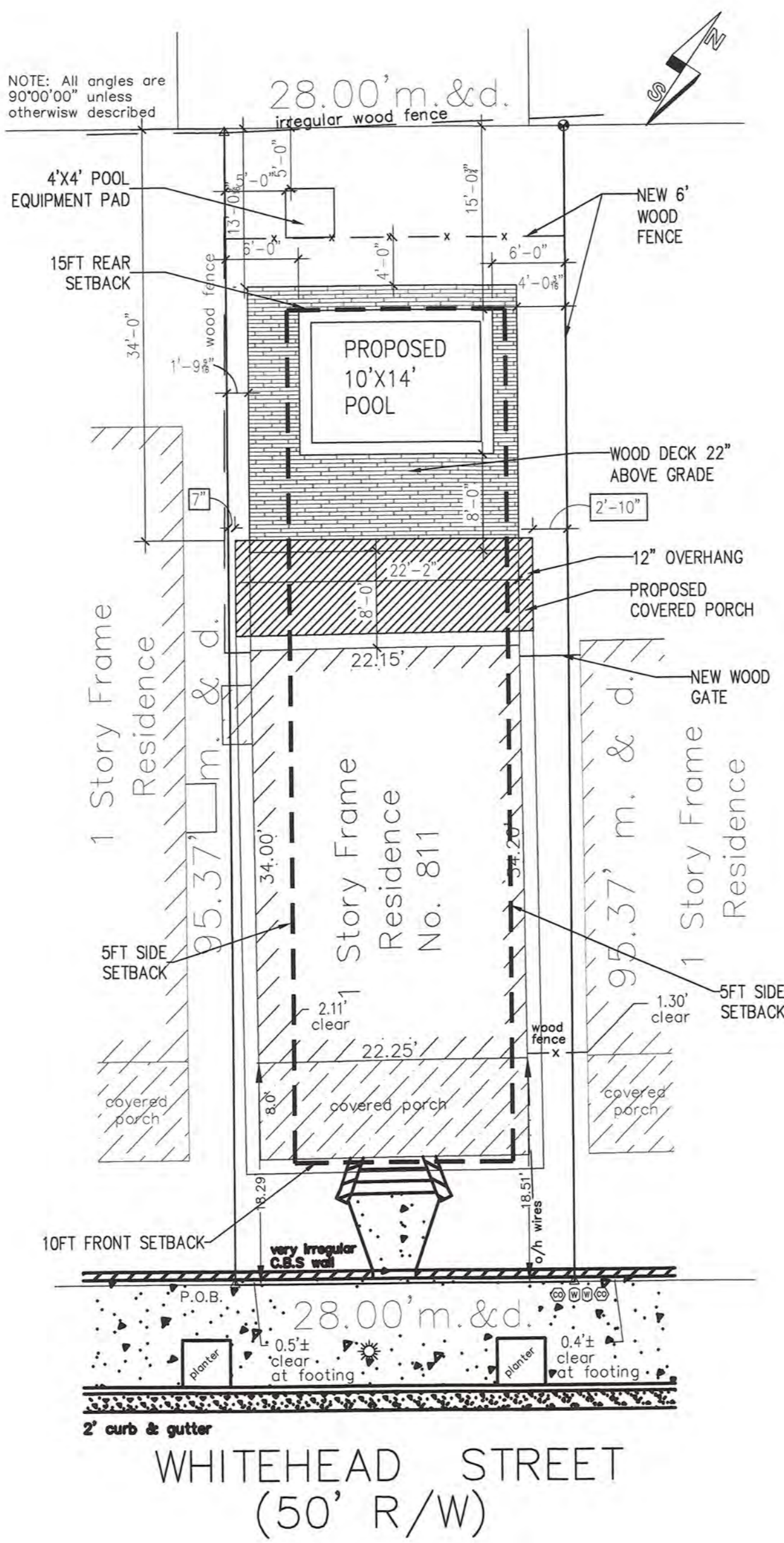
VARIANCE APPLICATION
 811 WHITEHEAD ST
 KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM
 Project No: Scale: AS NOTED
 AutoCad File No:

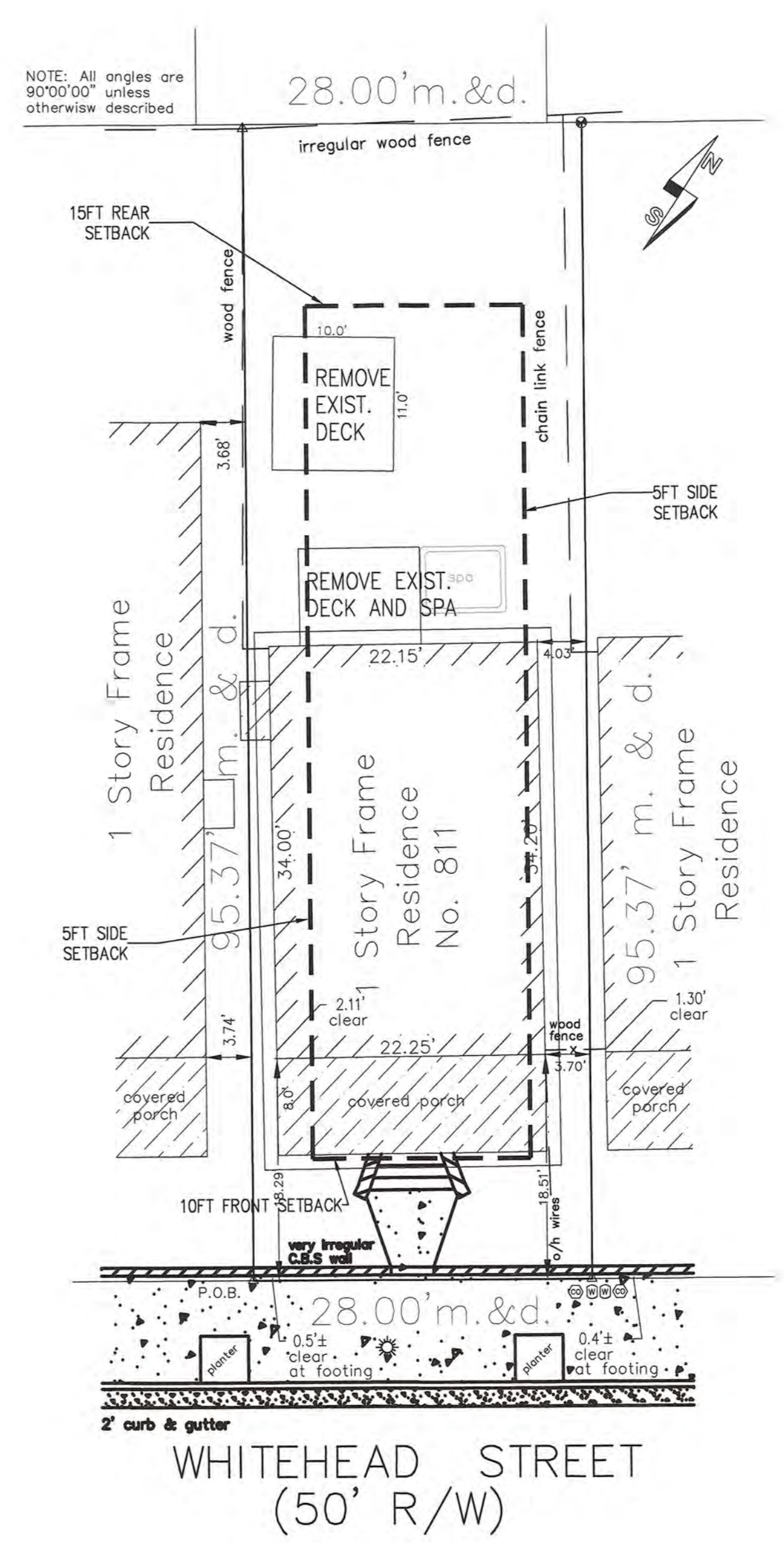
Revisions:

Title:
 COVER SHEET
 AND SITE PLANS

Sheet Number:
CS-1
 Date: DECEMBER 8, 2017



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



1 EXISTING SITE PLAN
 CS-1 SCALE: 1" = 10'-0"

NOTICING

**PLANNING BOARD
RESOLUTION NO. 2018-04**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM OPEN SPACE, MAXIMUM ALLOWABLE BUILDING COVERAGE, LEFT-SIDE SETBACK REQUIREMENTS, AND RIGHT-SIDE SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 811 WHITEHEAD STREET (RE # 00017070-000100) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346 (b), AND 122-600 (4) a. AND (6) b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.


WHEREAS, the applicant proposes to construct a rear covered porch, an inground swimming pool, a wood deck, and a wood fence on the property located at 811 Whitehead Street (RE # 00017070-000100);


WHEREAS, Section 108-346(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states residential uses shall provide a minimum of 35 percent open space;

WHEREAS, the existing open space is 45.5 percent and the proposed open space is 31.2 percent;

WHEREAS, Section 122-600 (4) a. of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the maximum allowable building coverage is 40 percent;

WHEREAS, the existing building coverage is 40.7 percent and the proposed building coverage is 47.8 percent;



Chairman


Planning Director

WHEREAS, Section 122-600 (6) (b) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the minimum side setback is 5 feet;

WHEREAS, the existing right-side setback is 2 feet 5 inches and the existing left-side setback is 7 inches;

WHEREAS, the proposed right-side setback is 2 feet 10 inches and the proposed left-side setback is 7 inches;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 18, 2018;

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;

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

WHEREAS, the Planning Board finds that granting the variance 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;

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;

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

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the City of Key West Planning Board for the minimum open space requirements, maximum building coverage, and right and left side setback requirements variance for the construction of a rear covered porch, an inground swimming pool, a wood deck, and a wood fence on the property located at 811 Whitehead Street (RE # 00017070-000100) in the HMDR Zoning District pursuant to Sections 90-395, 108-346(b), 122-600 (4) a. and (6) b. of the City of Key West Land Development Regulations with the following conditions:

SW Chairman

PW Planning Director

General Conditions:

1. The proposed development shall be consistent with the plans dated December 11, 2017 by Richard J. Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the proposed construction of a rear covered porch, an inground swimming pool, a wood deck, and a wood fence.


Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application 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.

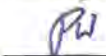
Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no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

Section 5. This variance does 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 73C-44, F.A.C., this permit or development order is not effective

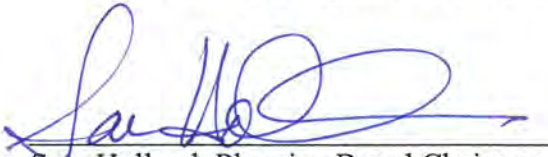

Chairman


Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of January 2018.

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



Sam Holland, Planning Board Chairman

2-2-18

Date

Attest:

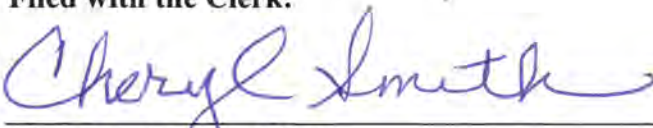


Patrick Wright, Planning Director

2-2-18

Date


Filed with the Clerk:




Cheryl Smith, City Clerk

2-2-18

Date



Chairman


Planning Director

NOTICING

Public Meeting Notice

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

NEW COVERED PORCH ATTACHED TO REAR OF HOUSE. NEW REAR DECK AND POOL. NEW FENCE.

FOR- #811 WHITEHEAD STREET

Applicant – Meridian Engineering

Application #H18-03-0009

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 305-809-3975 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 305-809-3731 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 00017070-000100
 Account # 1017493
 Property ID 1017493
 Millage Group 11KW
 Location 811 WHITEHEAD ST , KEY WEST
 Address
 Legal KW PT LOT 2 SQR 6 TR 4 OR615-410 OR638-481/82 OR877-1110 OR899-2185
 Description OR1231-1430/41W CASE#92-254-CP-10 OR1270-1442/48 OR1271-1211/13ORD
 OR1280-648P/R OR2866-1085/86
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PARADISE FOUND OF KW LLC
 PO Box 21182
 Sarasota FL 34276

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$179,395	\$73,369	\$75,326	\$71,967
+ Market Misc Value	\$1,228	\$1,228	\$1,065	\$968
+ Market Land Value	\$367,551	\$422,169	\$367,280	\$331,814
= Just Market Value	\$548,174	\$496,766	\$443,671	\$404,749
= Total Assessed Value	\$341,446	\$310,406	\$282,188	\$256,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$548,174	\$496,766	\$443,671	\$404,749

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,670.00	Square Foot	28	95

Buildings

Building ID 1253
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 924
 Finished Sq Ft 748
 Stories 1 Floor
 Condition POOR
 Perimeter 112
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1928
 EffectiveYearBuilt 1997
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	176	0	60
FLA	FLOOR LIV AREA	748	748	112
TOTAL		924	748	172

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1980	1981	1	180 SF	3
WALL AIR COND	1990	1991	1	2 UT	1

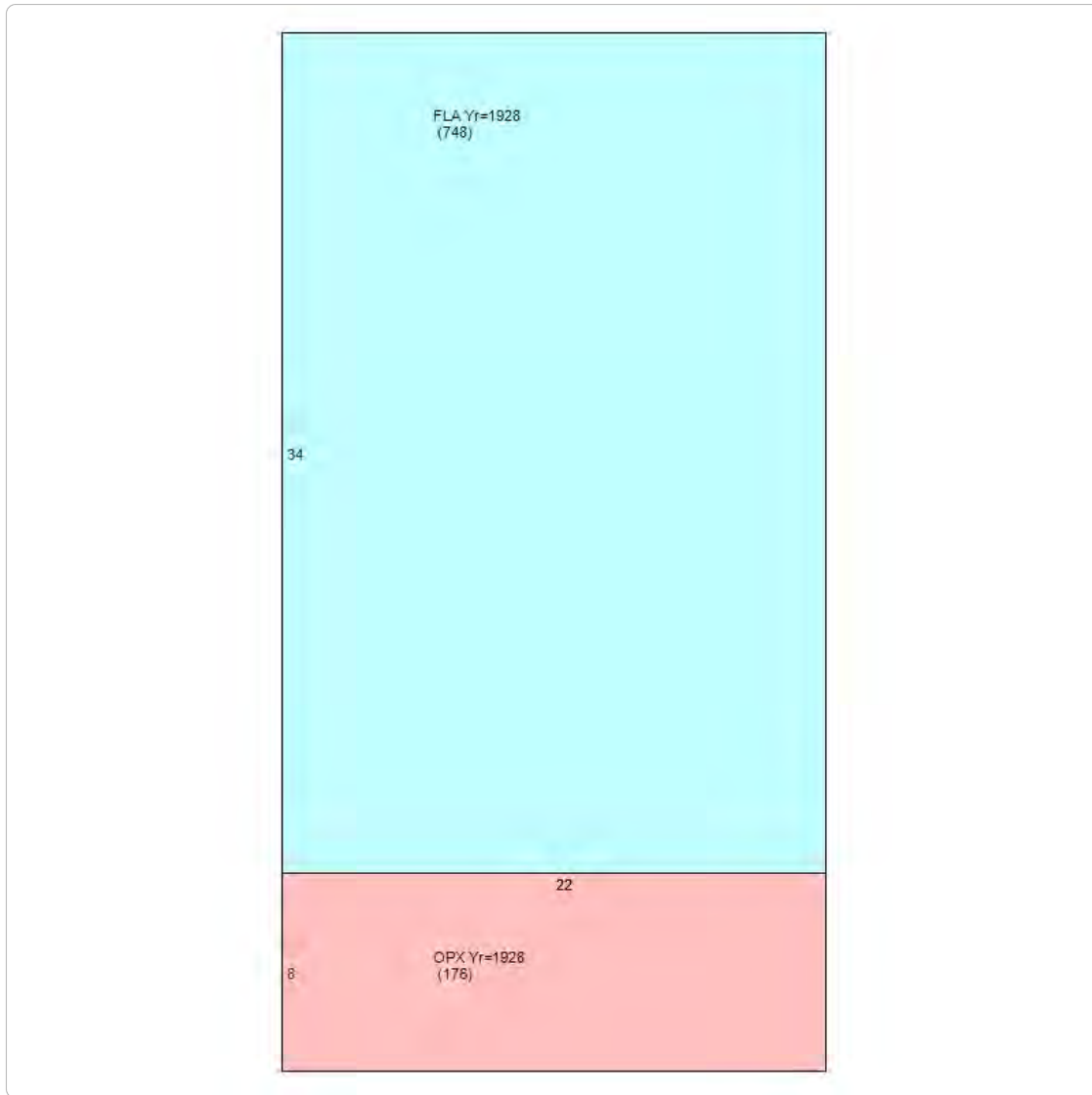
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/13/2017	\$462,500	Warranty Deed	2132985	2866	1085	02 - Qualified	Improved
11/1/1993	\$93,500	Warranty Deed		1280	0648	Q - Qualified	Improved
12/1/1983	\$59,500	Warranty Deed		899	2185	U - Unqualified	Improved
4/1/1983	\$56,500	Warranty Deed		877	1110	Q - Qualified	Improved
2/1/1975	\$16,000	Conversion Code		638	481	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0200545	3/5/2002	10/11/2002	\$1,200		NEW ROOF

Sketches (click to enlarge)



Photos



Map



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

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