



Staff Report for Item 13a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: August 25, 2015

Applicant: Robert Delaune

Application Number: H15-01-1123

Address: #817 Eaton Street Unit 4

Description of Work:

Construction of re-designed wood deck and staircase at east side of the main structure.

Site Facts:

The two-story, frame structure is listed as a contributing resource in the survey and was constructed circa 1892. Located at the corner of Gecko Lane and Eaton Street, the house currently has an exterior staircase on Gecko Lane. This staircase is not historic, as it does not appear in the 1962 Sanborn map nor in a 1965 historic photograph. The staircase is in poor condition and needs to be replaced. The proposed staircase and deck received a variance from the Planning Board on July 16, 2015.

Guidelines Cited in Review:

Entrances, porches, and doors (pages 32-33), specifically guideline 13 and 14.

Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a non-historic staircase on the east side of a contributing structure that serves as the only ingress and egress for two condominium units and the construction of a new exterior staircase. The staircase is in poor condition and doesn't meet current building and life safety codes. The proposed design will bring the staircase into compliance by expanding the second floor deck and reconfiguring the location of the stairway.

Consistency with Guidelines

1. The staircase is not historic, but is necessary for the building to function as a multiple unit dwelling.
2. The proposed staircase will meet current safety codes.

It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to exterior staircases under the Entrances, Porches, and Doors' section, as the new stairs will be in keeping with the character of the structure. It is impossible to repair this staircase on a board-for-board basis due to life safety concerns, as the only door for ingress/egress for unit #4 cannot fully open with the current design. The proposed design will not have an adverse effect on the historic house, as it does not greatly change what is existing and will have no impact on any historic fabric.

APPLICATION



City of Key West
 3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1123		BUILDING PERMIT NUMBER		INITIAL DATE 21 July 2015
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE AE-6	PANEL # 1516K	ELEV. L. FL. 6.55'	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:	817 EATON STREET			# OF UNITS 5
RE # OR ALTERNATE KEY:	RE#00003020-000102			
NAME ON DEED:	817 EATON ST., UNIT 4 LLC	PHONE NUMBER	919-624-0736	
OWNER'S MAILING ADDRESS:	120 PENLEY CIRCLE	EMAIL	CPLYLER@NC.RR.COM	
	RALEIGH, NC 27609			
CONTRACTOR COMPANY NAME:	T.B.P.	PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	ROBERT L DELAUNE ARCHITECT PA	PHONE NUMBER	305-293-0364	
ARCHITECT / ENGINEER'S ADDRESS:	619 EATON STREET, SUITE 1	EMAIL	robdelaune@bellsouth.net	
	KEY WEST, FL 33040			

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input checked="" type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE AE-6	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., DEMOLISH AND RECONSTRUCT
WOOD STAIR AND DECK AT EAST SIDE OF STRUCTURE.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

40634/24315 OL

PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
STAIR & DECK COMPONENTS	WOOD	WOOD

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

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

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

Order: KEYWBLD type: QC Drawers: 1
 Date: 7/21/15 53 Receipt no: 29336

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

2015 1001123
 * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3057358
 via VISA/MASTERC \$100.00
 Trans date: 7/21/15 Time: 10:21:03

SIGN SPECIFICATIONS

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

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

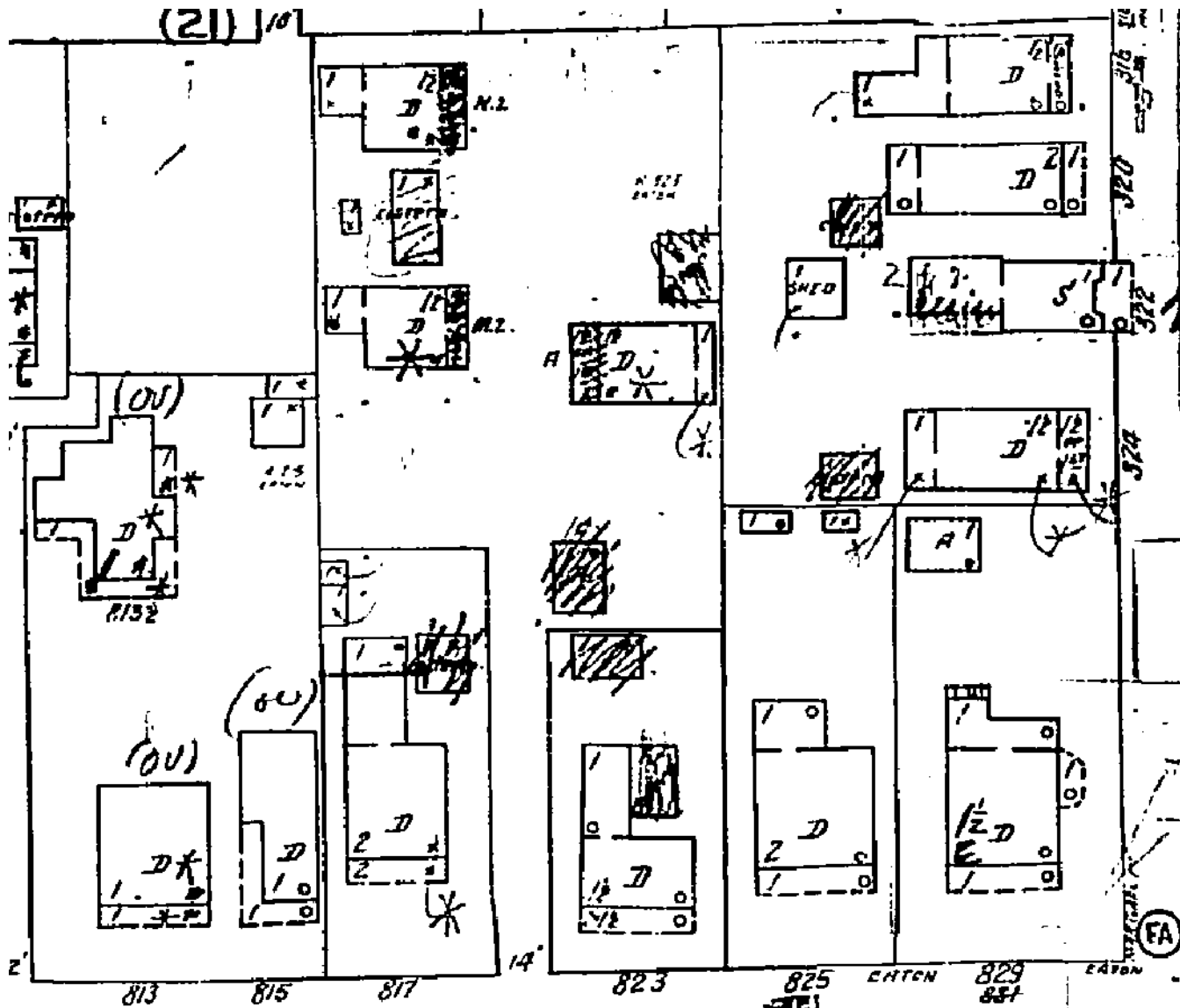
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A "NOTICE OF COMMENCEMENT" MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



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











2015/07/13 15:32



SURVEY

MAP OF BOUNDARY SURVEY PART OF LOT 1 IN SQUARE 21 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST



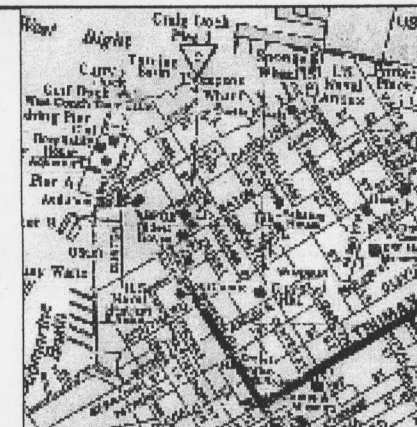
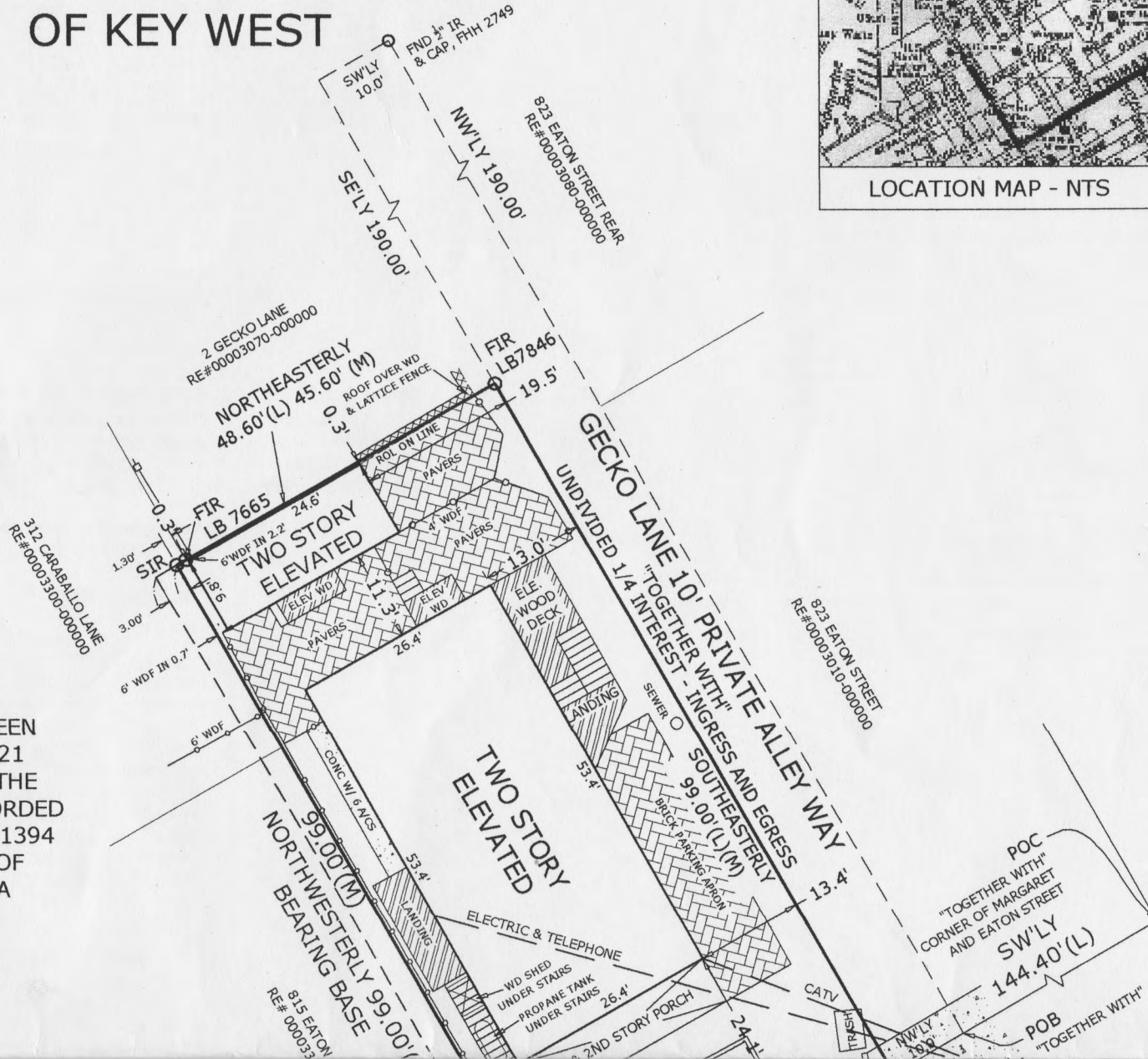
NORTH
ASSUMED FROM
LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
THE DIVIDING LINE BETWEEN
LOTS 1 AND 4 IN SQUARE 21
AS NORTHWESTERLY PER THE
LEGAL DESCRIPTION RECORDED
IN O.R. BOOK 2045, PAGE 1394
OF THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:



LOCATION MAP - NTS

LEGAL DESCRIPTION -

(O.R. BOOK 2045, PAGE 1394)

In the City of Key West and known on W.A. Whitehead's map of the Island and City of Key West, delineated in Feby, A.D. 1829, as part of Lot One (1) in Square Twenty-one (21), Commencing on Eaton Street at the dividing line between Lots One (1) and Four (4) in Square Twenty-one (21), and running thence Northwesterly along said dividing line Ninety-nine (99) feet to a point; thence Northeasterly at right angles Forty-eight and six tenths (48.60) feet to a point; thence in a Southeasterly direction at right angles Ninety-nine (99) feet to a point on Northerly right-of-way line of Eaton Street; thence Southwesterly along said line of Eaton Street Forty-eight and six tenths (48.60) feet to the Point of Beginning.

LESS: The Southerly 3.00 feet as per Court Order in May, 1982.

TOGETHER WITH an undivided 1/4 interest in the private alleyway adjacent to the above described parcel, which alleyway is described as follows:

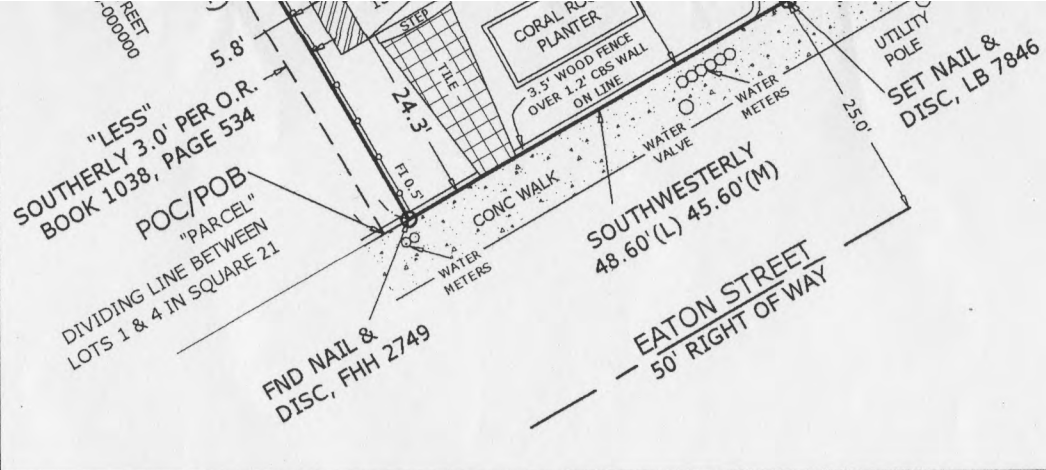
COMMENCING at the corner of Margaret Street and Eaton Street; thence running along Eaton Street in a Southwesterly direction 142.4 feet to a point of beginning; thence at right angles and in a Northwesterly direction 190.0 feet; thence at right angles and in a Southwesterly direction 10.0 feet; thence at right angles and in a Southeasterly direction 190.0 feet; thence at right angles and in a Northeasterly direction 10.0 feet to the point of beginning.

CERTIFIED TO -

817 EATON STREET CONDOMINIUM ASSOCIATION INC.

NOTE: 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.



NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|--------------------------------------|--|---------------------------------------|
| BFP = BACK-FLOW PREVENTER | GI = GRATE INLET | PRC = POINT OF REVERSE CURVE |
| BO = BLOW OUT | GL = GROUND LEVEL | PRM = PERMANENT REFERENCE MONUMENT |
| C = CALCULATED | GW = GUY WIRE | PT = POINT OF TANGENT |
| C&G = 2' CONCRETE CURB & GUTTER | HB = HOSE BIB | R = RADIUS |
| CB = CONCRETE BLOCK | IP = IRON PIPE | ROL = ROOF OVERHANG LINE |
| CBW = CONCRETE BLOCK WALL | IR = IRON ROD | ROWL = RIGHT OF WAY LINE |
| CBRW = CONCRETE BLOCK RETAINING WALL | L = ARC LENGTH | R/W = RIGHT OF WAY |
| CI = CURB INLET | LE = LOWER ENCLOSURE | SIR = SET 1/2" IRON ROD & CAP, LB7846 |
| CL = CENTERLINE | LP = LIGHT POLE | SCO = SANITARY CLEAN-OUT |
| CLF = CHAINLINK FENCE | LS = LANDSCAPING | SMH = SANITARY MANHOLE |
| CM = CONCRETE MONUMENT | M = MEASURED | SPV = SPRINKLER CONTROL VALVE |
| CONC = CONCRETE | MB = MAILBOX | SV = SEWER VALVE |
| C/S = CONCRETE SLAB | MHWL = MEAN HIGH WATER LINE | TB = TELEPHONE BOX |
| CVRD = COVERED | MTLF = METAL FENCE | TBM = TIDAL BENCHMARK |
| D = DEED | NAVD = NORTH AMERICAN VERTICAL DATUM (1988) | THH = TELEPHONE MANHOLE |
| DELTA = DELTA ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TOS = TOE OF SLOPE |
| DMH = DRAINAGE MANHOLE | OHW = OVERHEAD WIRES | TS = TRAFFIC SIGN |
| EB = ELECTRIC BOX | P = PLAT | TYP = TYPICAL |
| EL = ELEVATION | P&M = PLAT & MEASURED | UEASE = UTILITY EASEMENT |
| ELEV = ELEVATED | PC = POINT OF CURVE | UPC = CONCRETE UTILITY POLE |
| EM = ELECTRIC METER | PCP = POINT OF COMPOUND CURVE | UPM = METAL UTILITY POLE |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | UPW = WOOD UTILITY POLE |
| FFE = FINISHED FLOOR ELEVATION | PI = POINT OF INTERSECTION | VB = VIDEO BOX |
| FH = FIRE HYDRANT | PK = PARKER KALON NAIL | WD = WOOD DECK |
| FI = FENCE INSIDE | PM = PARKING METER | WDF = WOOD FENCE |
| FIR = FOUND 1/2" IRON ROD | POB = POINT OF BEGINNING | WL = WOOD LANDING |
| FND = FOUND | POC = POINT OF COMMENCEMENT | WM = WATER METER |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |
| GB = GRADE BREAK | | |

SCALE: 1" = 20'

FIELD WORK DATE: 04/22/15

REVISION DATE: -/-/-

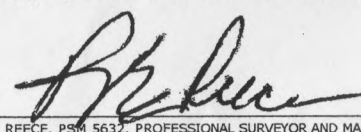
SHEET 1 OF 1

DRAWN BY: KK

CHECKED BY: RER

INVOICE #: 15041301

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.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

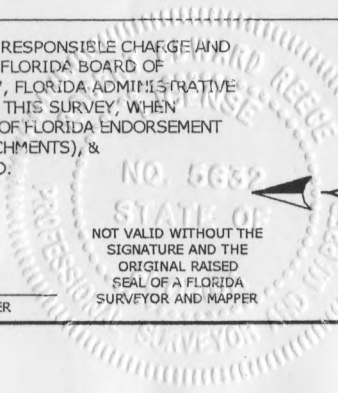
REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622



PROPOSED DESIGN

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

SHEET INDEX:

<u>SHEET</u>	<u>TITLE</u>	<u>DATE</u>
1 OF 6	COVER SHEET	30 APRIL 2015
2 OF 6	EXISTING SITE PLAN	30 APRIL 2015
3 OF 6	PROPOSED SITE PLAN	30 APRIL 2015
4 OF 6	EXISTING DECK & STAIR PLAN	30 APRIL 2015
5 OF 6	PROPOSED DECK & STAIR PLAN	30 APRIL 2015
6 OF 6	EXISTING & PROPOSED ELEVATIONS	30 APRIL 2015

LEGAL DESCRIPTION:

In the City of Key West and known on W.A. Whitehead's map of the Island and City of Key West, delineated in February A.D. 1829, as part of Lot One (1) in Square Twenty-one (21), Commencing on Eaton Street at the dividing line between Lots One (1) and Four (4) in Square Twenty-one (21), and running then Northwesterly along said dividing line Ninety-nine (99) feet to a point; thence Northwesterly at right angles Forty-eight and six tenths (48.6) feet to a point; thence in a Southeasterly direction at right angles Ninety-nine (99) feet to a Point on Northerly right-of-way line of Eaton Street; thence Southwesterly along said line of Eaton Street Forty-eight and six tenths (48.60) feet to the Point of Beginning.

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SITE DATA:

LOT AREA: 4,811 S.F.

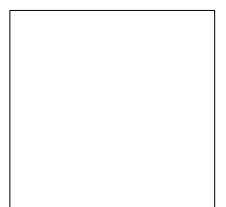
LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

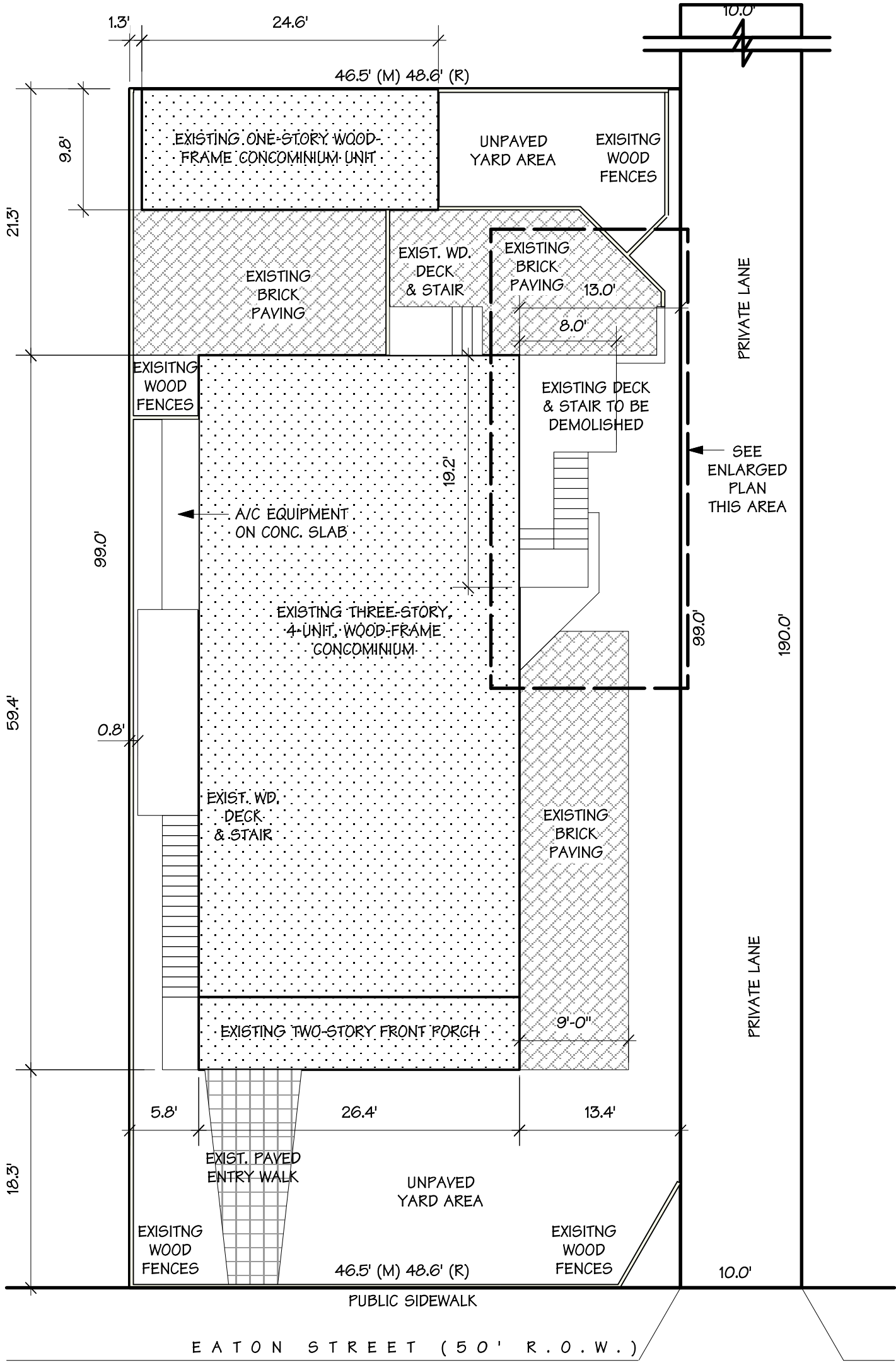
FEMA FLOOD ZONE: AE-6

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
DENSITY:	2 DU	5 DU	NO CHANGE
BUILDING COVERAGE:	40%	2134 S.F. (44%)	2221 S.F. (46%)
IMPERVIOUS SURFACE RATIO:	60%	3064 S.F. (64%)	3151 S.F. (66%)
OPEN SPACE RATIO:	35%	36%	34.5%
SETBACKS:			
FRONT	10'	18'	NO CHANGE
L. SIDE	5'	0.8'	NO CHANGE
R. SIDE	5'	5'	2'
REAR	15'	ZERO	NO CHANGE
HEIGHT:	30'	32' +/-	NO CHANGE

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



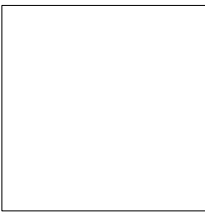


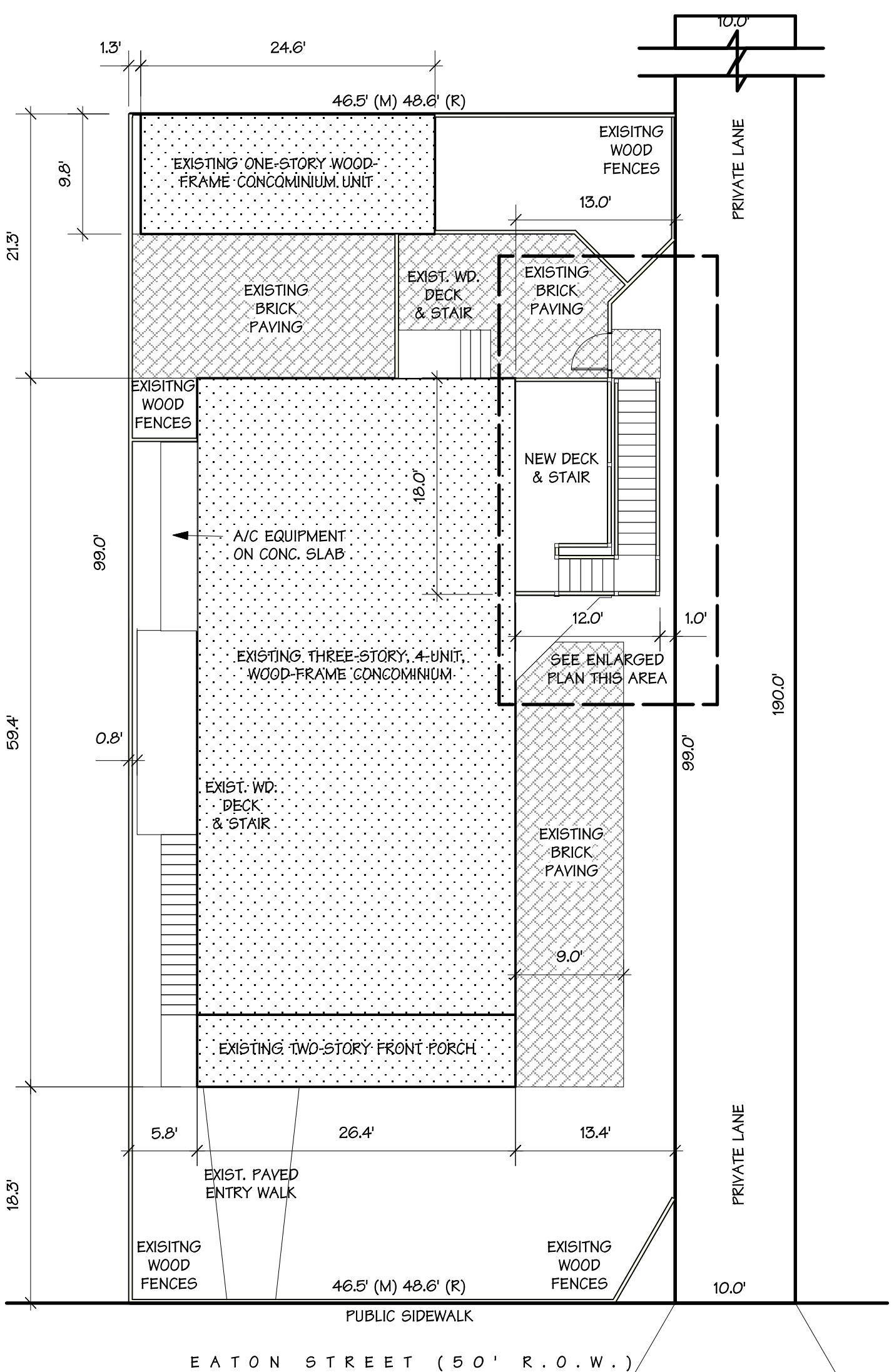
EXISTING SITE PLAN
 scale: 1"=1'-0"

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594





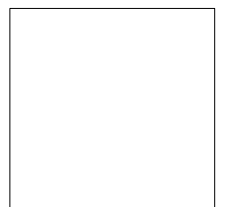
PROPOSED SITE PLAN
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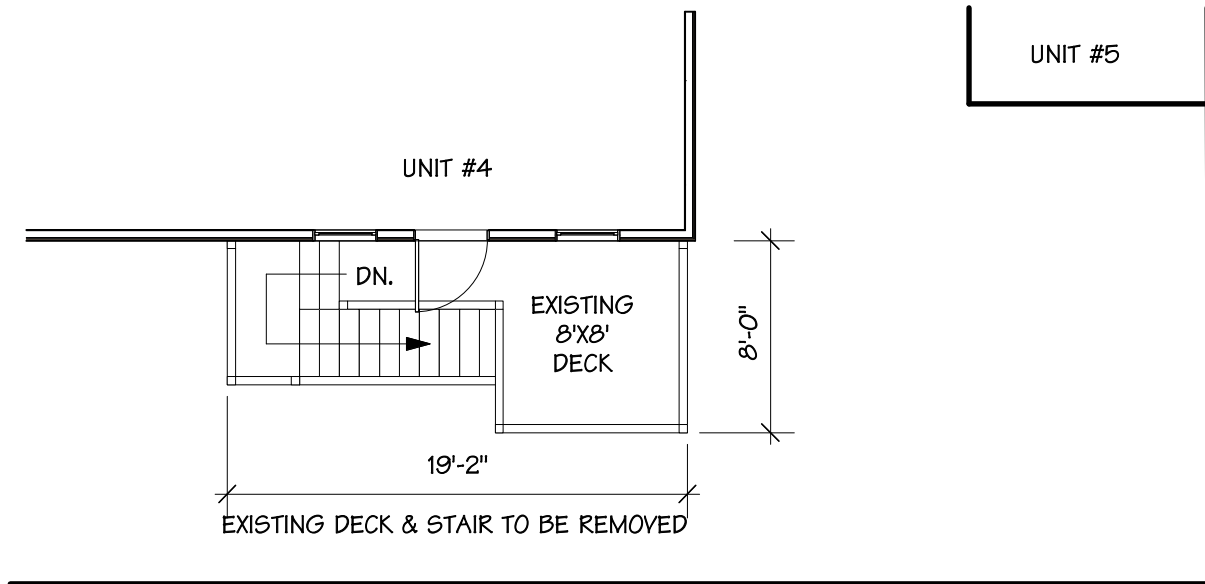
NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

SHEET 3 OF 6

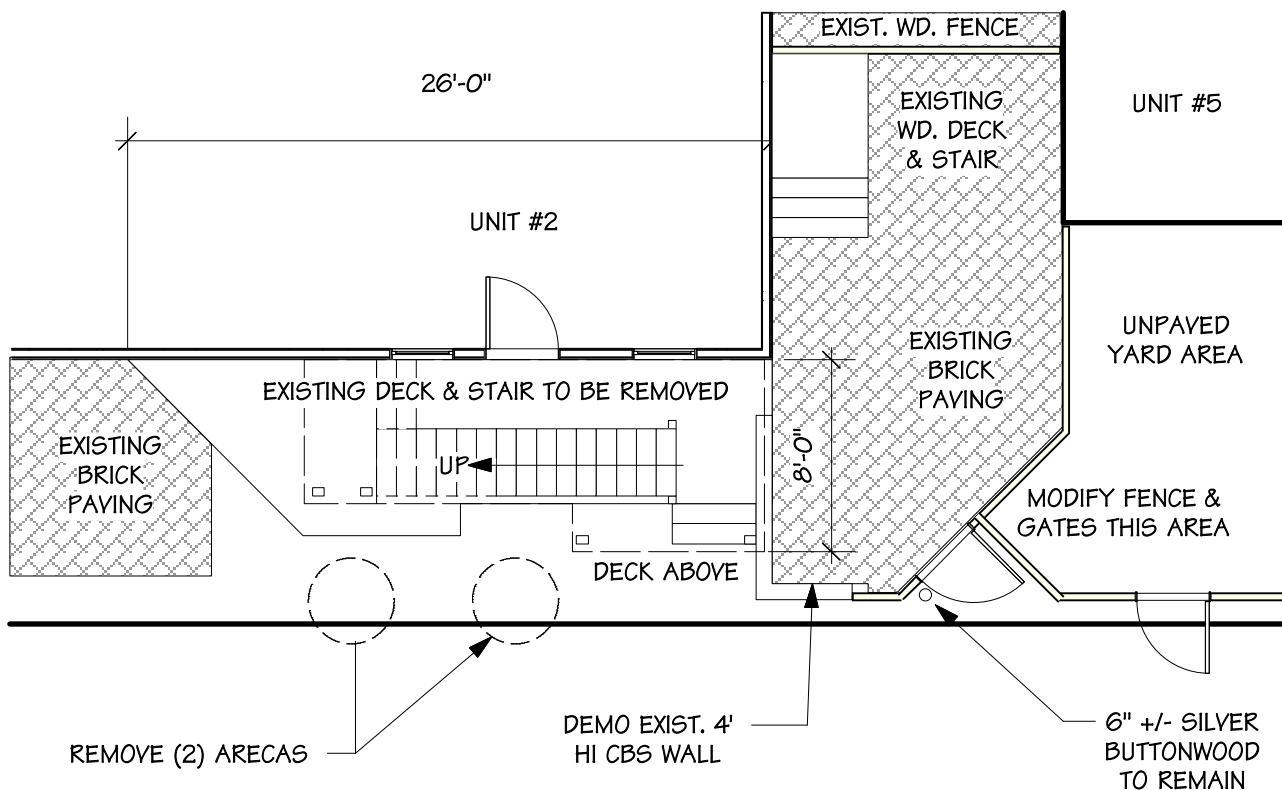
Robert L. Delaune, Architect, p.a.

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 ph/fax: (305) 293-0364 FL Lic. #AA0003594





EXISTING SECOND FLOOR PLAN
 scale: 1/8"=1'-0"

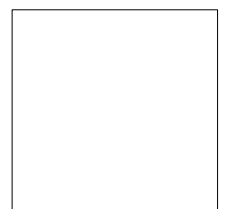


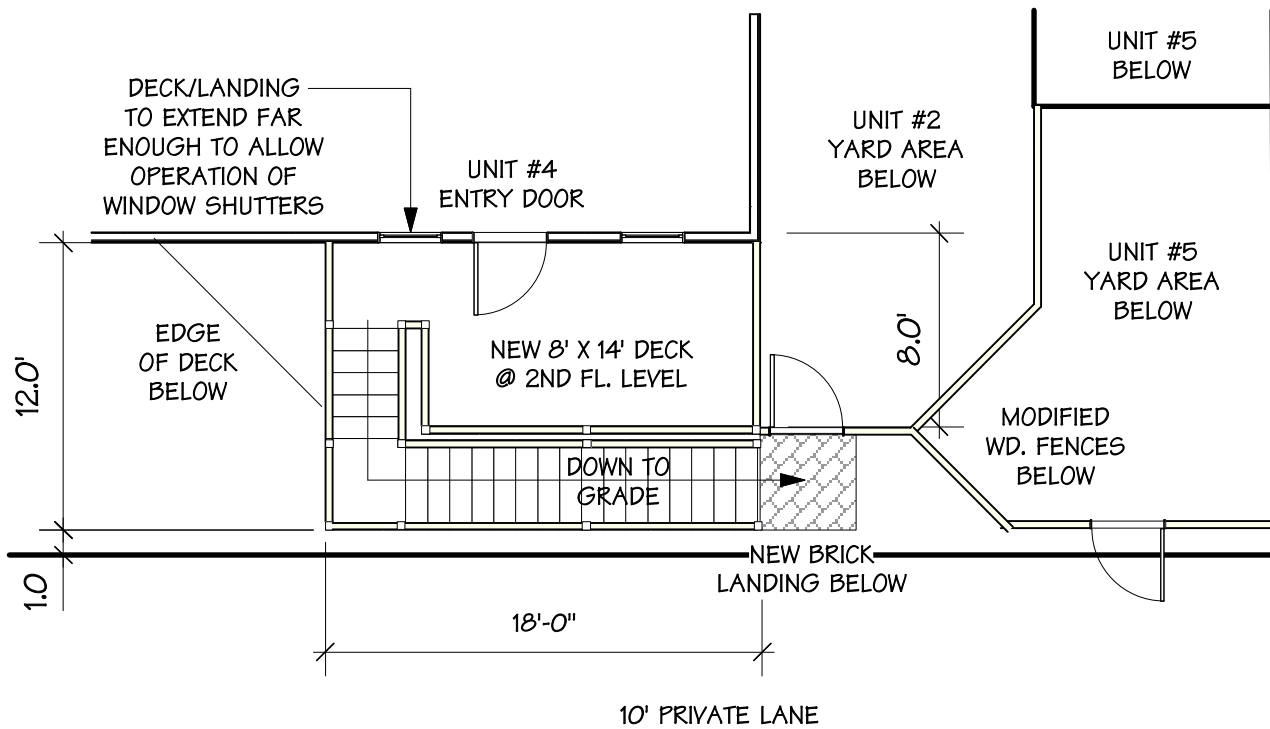
EXISTING FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
 KEY WEST, FLORIDA

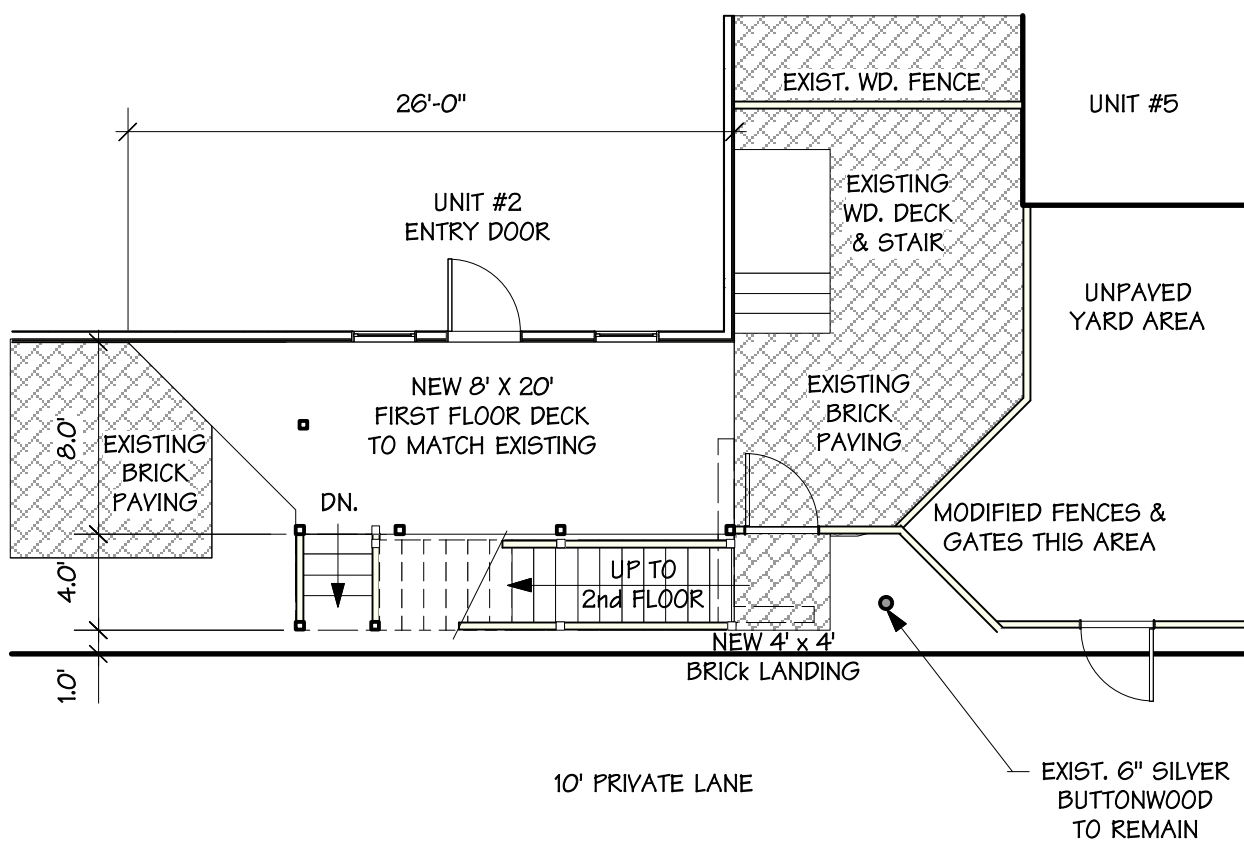
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619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594





PROPOSED SECOND FLOOR PLAN
 scale: 1/8"=1'-0"

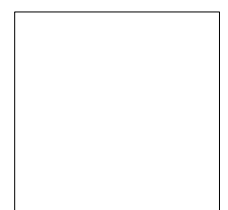


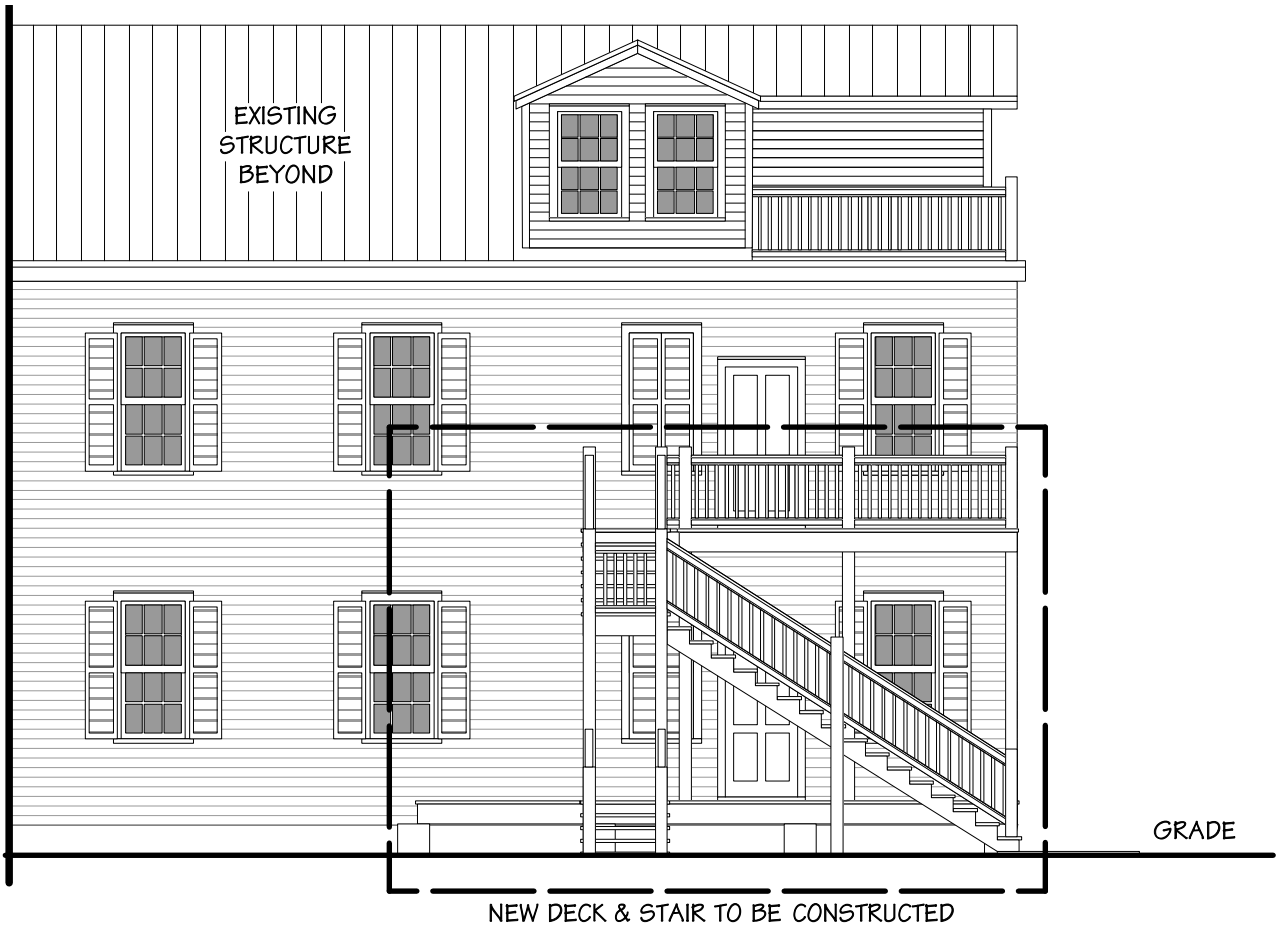
PROPOSED FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

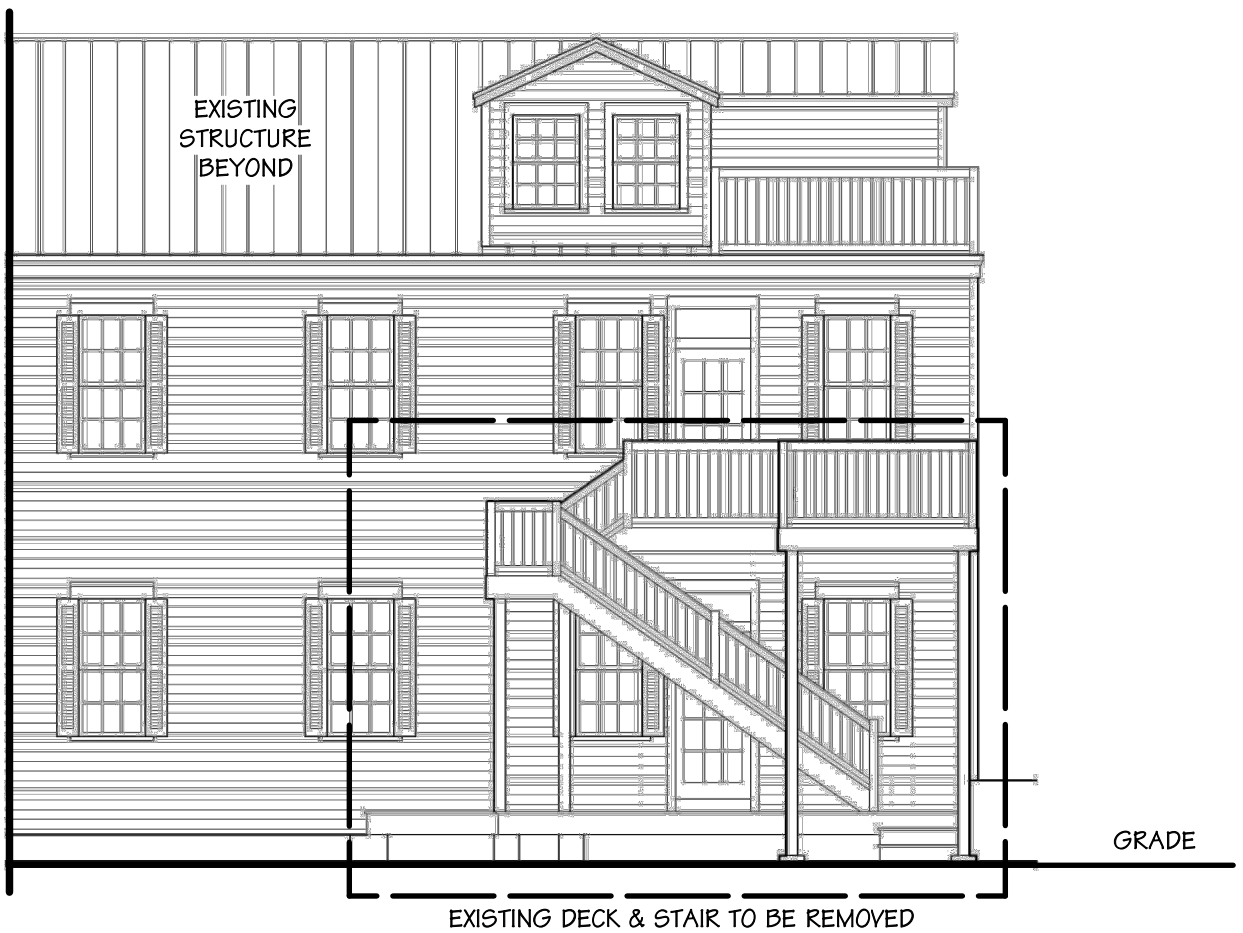
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PROPOSED EAST ELEVATION

scale: 1/8"=1'-0"



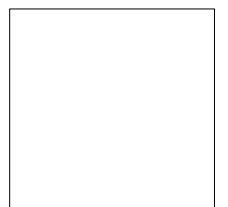
EXISTING EAST ELEVATION

scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
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PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2015-36**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM SIDE YARD SETBACK, MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO AND MINIMUM OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 817 EATON STREET (RE # 00003020-000102, 00003020-000104; AK # 9075210, 9075232) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600 and 108-346(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant proposes to construct to reconstruct an existing wood deck and exterior stair on an existing multifamily residential building on property located at 817 Eaton Street (RE # 00003020-000102, 00003020-000104; AK # 9075210, 9075232); and

WHEREAS, Section 122-600 and 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”) provides that the minimum side yard setback is five (5) feet, maximum building coverage is 40%, maximum impervious surface ratio is 60% and minimum open space requirement is 35%; and

WHEREAS, the proposed is east side yard setback is 1 foot from the 5 feet minimum required, the proposed building coverage is 46%, the proposed impervious surface ratio is 66% and the proposed open space ratio is 34.5%; and

WHEREAS, the applicant requests a variance to the minimum side yard setback, maximum building coverage, maximum impervious surface ratio and minimum open space requirements; and

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

 Chairman
 Planning Director

on July 16, 2015; 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 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; 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

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; and

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 Key West Planning Board for minimum side yard setback, maximum building coverage, maximum impervious surface ratio and minimum open space requirements in order to reconstruct an existing wood deck and exterior stair on an existing multifamily residential building on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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.

 Chairman
 Planning Director

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 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 regularly scheduled meeting held this 16th day of July 2015.

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



Richard Klitenick, Planning Board Chairman

7/27/15
Date

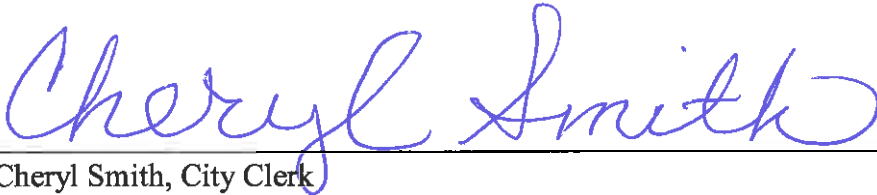
Attest:



Thaddeus Cohen, Planning Director

7/20/15
Date

Filed with the Clerk:

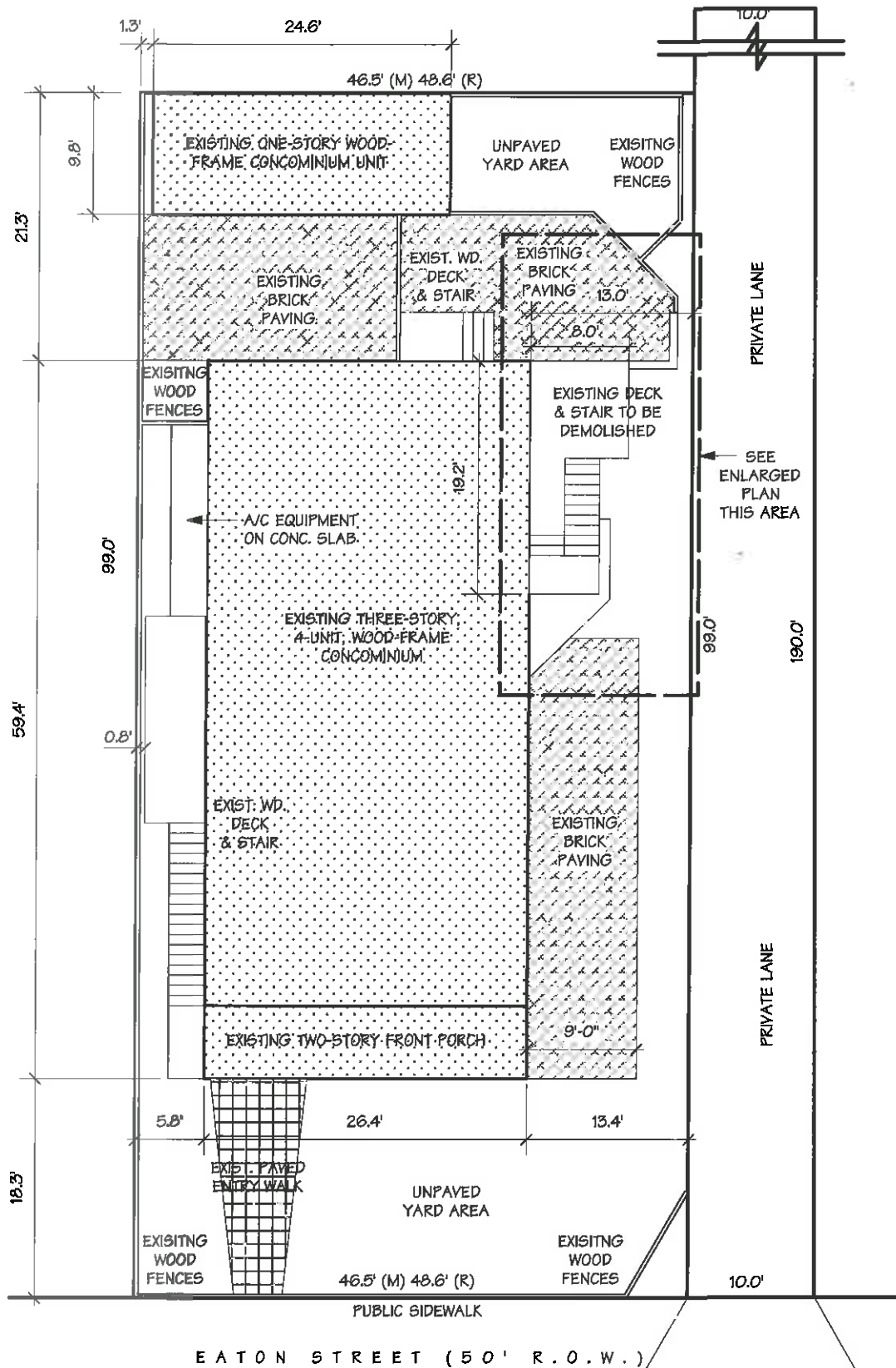


Cheryl Smith, City Clerk

7/28/15
Date

 Chairman

Planning Director

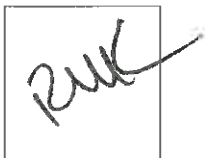


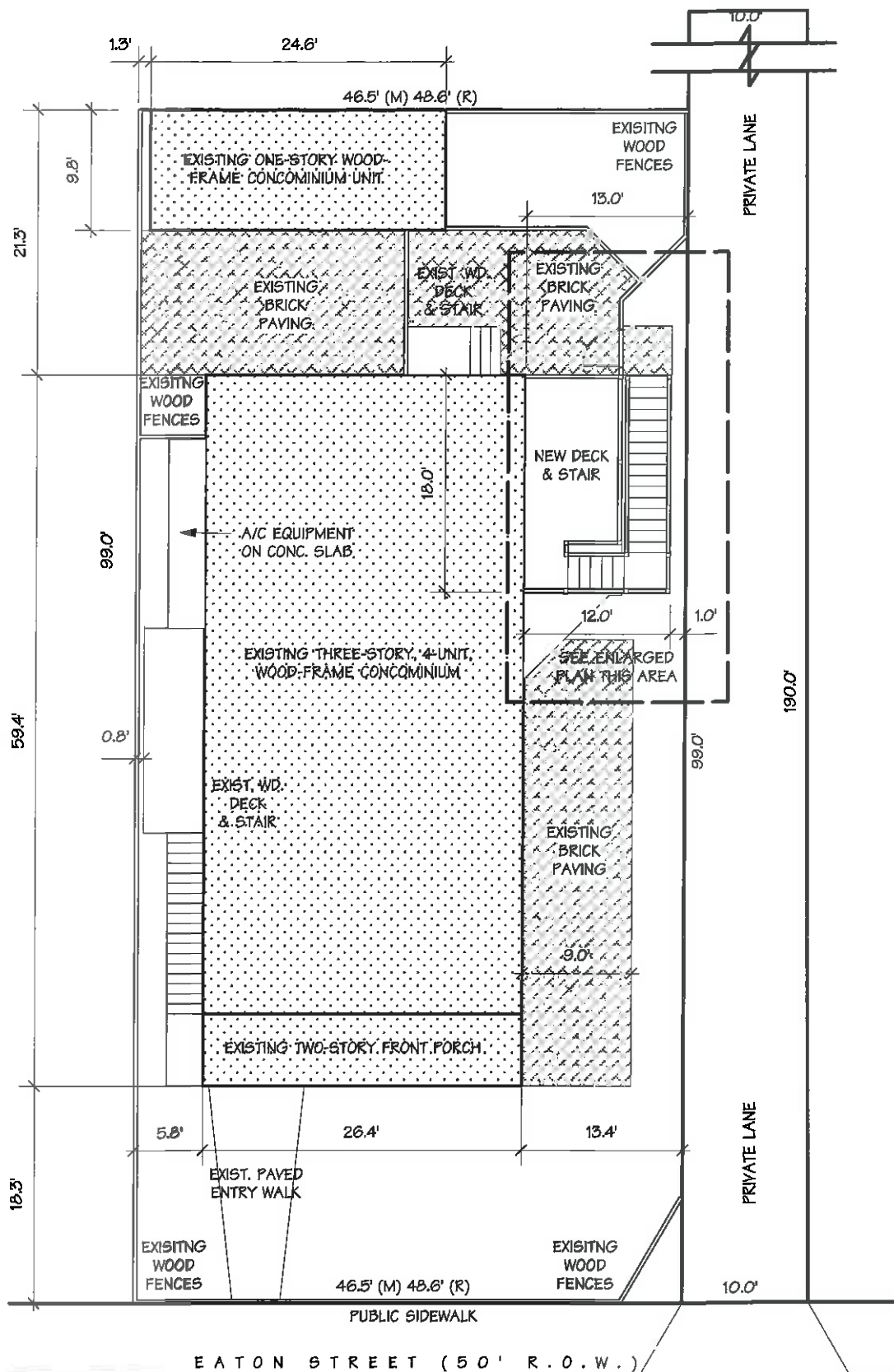
EXISTING SITE PLAN
 scale: 1"=1'-0"

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

SHEET 2 OF 6

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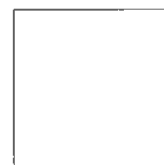


PROPOSED SITE PLAN
 scale: 1"=1'-0"

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

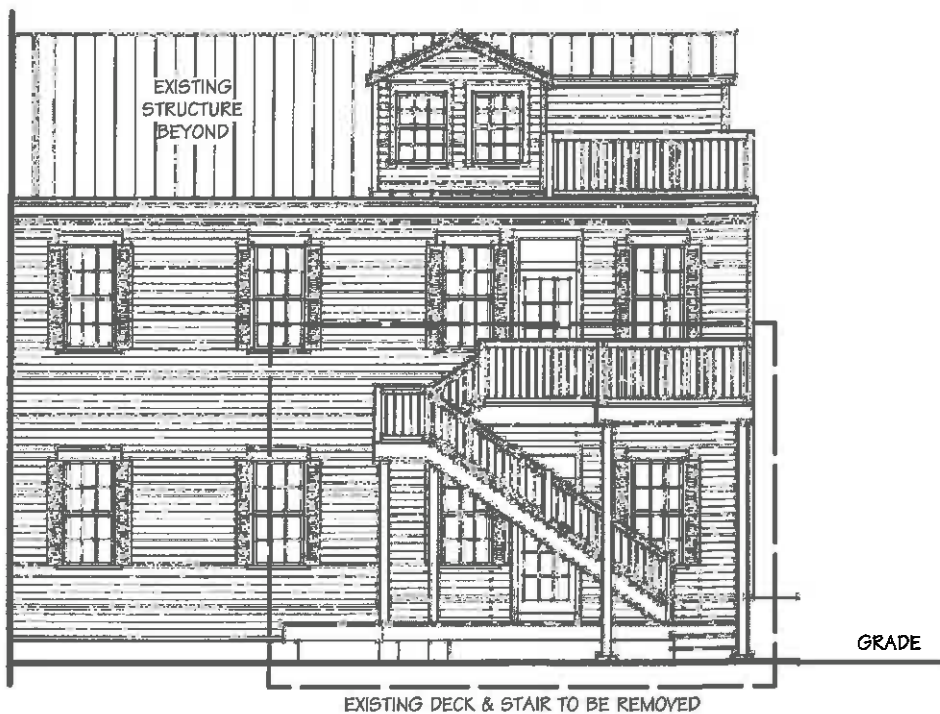
SHEET 3 OF 6

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PROPOSED EAST ELEVATION
scale: 1/8"=1'-0"

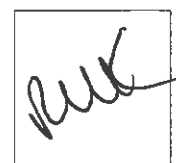


EXISTING EAST ELEVATION
scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
KEY WEST, FLORIDA

SHEET 6 OF 6

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF RE-DESIGNED WOOD DECK AND STAIRCASE AT EAST SIDE OF THE MAIN STRUCTURE.
DEMOLITION OF NON-HISTORIC WOOD STAIRCASE AND DECK.**

FOR- #817 EATON STREET UNIT 4

Applicant – Robert Delaune

Application #H15-01-1123

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 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



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.

Alternate Key: 9075232 Parcel ID: 00003020-000104

Ownership Details

Mailing Address:

817 EATON STREET UNIT 4 LLC
120 PENLEY CIR
RALEIGH, NC 27609-7100

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 817 EATON ST UNIT: 4 KEY WEST

Legal Description: UNIT 4 817 EATON STREET CONDOMINIUM OR2127-2078/79 OR2500-1345/47 OR2512-404/05

Click Map Image to open interactive viewer





Condominium Details

Condo Name: 817 EATON STREET CONDO
Footage: 1171 **Year Built:** 1929

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-0468	02/27/2012	12/31/2012	8,500	6 OVER 6 EXISTING WINDOWS WITH DOUBLE GLAZED WOODEN WINDOWS. BUILD AND INSTALL SHUTTERS.	
12-2000	06/28/2012	12/31/2012	8,000	REPLACE 10 METAL WINDOWS W / LAWSON IMPACT 6 OVER 6 ALUMINUM WINDOWS IN NON-HISTORIC DORMERS.	

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
2015	354,485	0	0	354,485	354,485	0	354,485
2014	354,485	0	0	354,485	346,139	0	354,485
2013	322,259	0	0	322,259	314,672	0	322,259
2012	286,066	0	0	286,066	286,066	0	286,066
2011	289,987	0	0	289,987	289,986	25,000	264,987
2010	364,241	0	0	364,241	364,240	25,000	339,241
2009	455,301	0	0	455,301	455,301	25,000	430,301
2008	547,862	0	0	547,862	547,862	0	547,862
2007	648,180	0	0	648,180	648,180	0	648,180

2006	648,180	0	0	648,180	648,180	0	648,180
2005	812,305	0	0	701,500	701,500	0	701,500
2004	0	309,136	1	309,137	309,137	0	309,137

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
4/5/2011	2512 / 404	100	<u>WD</u>	<u>11</u>
1/13/2011	2500 / 1345	290,000	<u>WD</u>	<u>02</u>
6/16/2005	2127 / 2078	762,500	<u>WD</u>	<u>Q</u>

This page has been visited 219,938 times.

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