

Staff Report

10 Attached addition to side of structure- **#803 Olivia Street- Michael Skoglund (H11-01-845)**

The house located on #803 Olivia Street is listed as a contributing resource. The two and a half stories frame structure was built circa 1889 and is located on a corner lot. This report is for the review of an addition attached to a non historic structure. The addition will be attached to the south and west elevations of the non historic structure. New 2 over 2 wood windows are proposed for the addition. Wood siding and metal v-crimp are specified in the plans. According to the Property Appraisers records the addition was built in 2005.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

Staff understands that the new proposed addition will be in scale with the existing historic house. Although the proposed addition will be visible from the right of way, it will be attached to a non historic structure. The proposed design is sensible to the historic building and its urban context and will not have an adverse impact.

Staff understands that the proposed addition is consistent with the guidelines.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS
 APPLICATION # 11-01-845

OWNER NAME: BROCE MILNEROFF DATE: 6-27-11
 OWNERS ADDRESS: 803 OLIVIA ST PHONE #: _____
 APPLICANT'S NAME: M. SKOGLUND PHONE #: 296-2632
 APPLICANT'S ADDRESS: 522 ELIZABETH ST.
 ADDRESS OF CONSTRUCTION: 803 OLIVIA ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
ENLARGE LIVING TRM
(SEE ENCLOSED DRAWINGS)

JUN 27 2011
 MC 3:30

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

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

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

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

REQUIRED SUBMITTALS

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 6-28-11
 Applicant Signature: M Skoglund

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Contributing resource. built c. 1889 frame vernacular.
guidelines for additions / alterations (pages 36-38)*

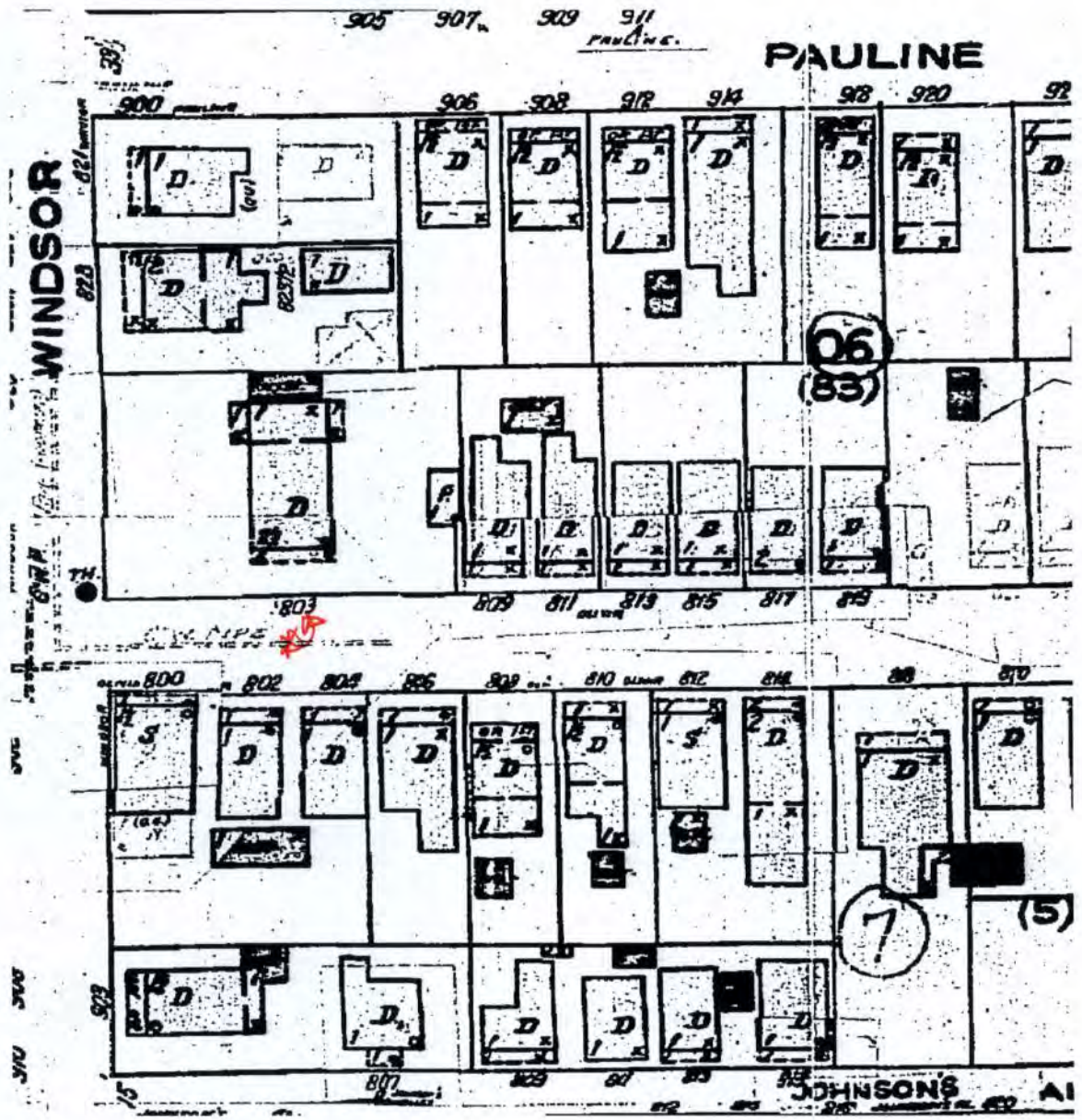
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

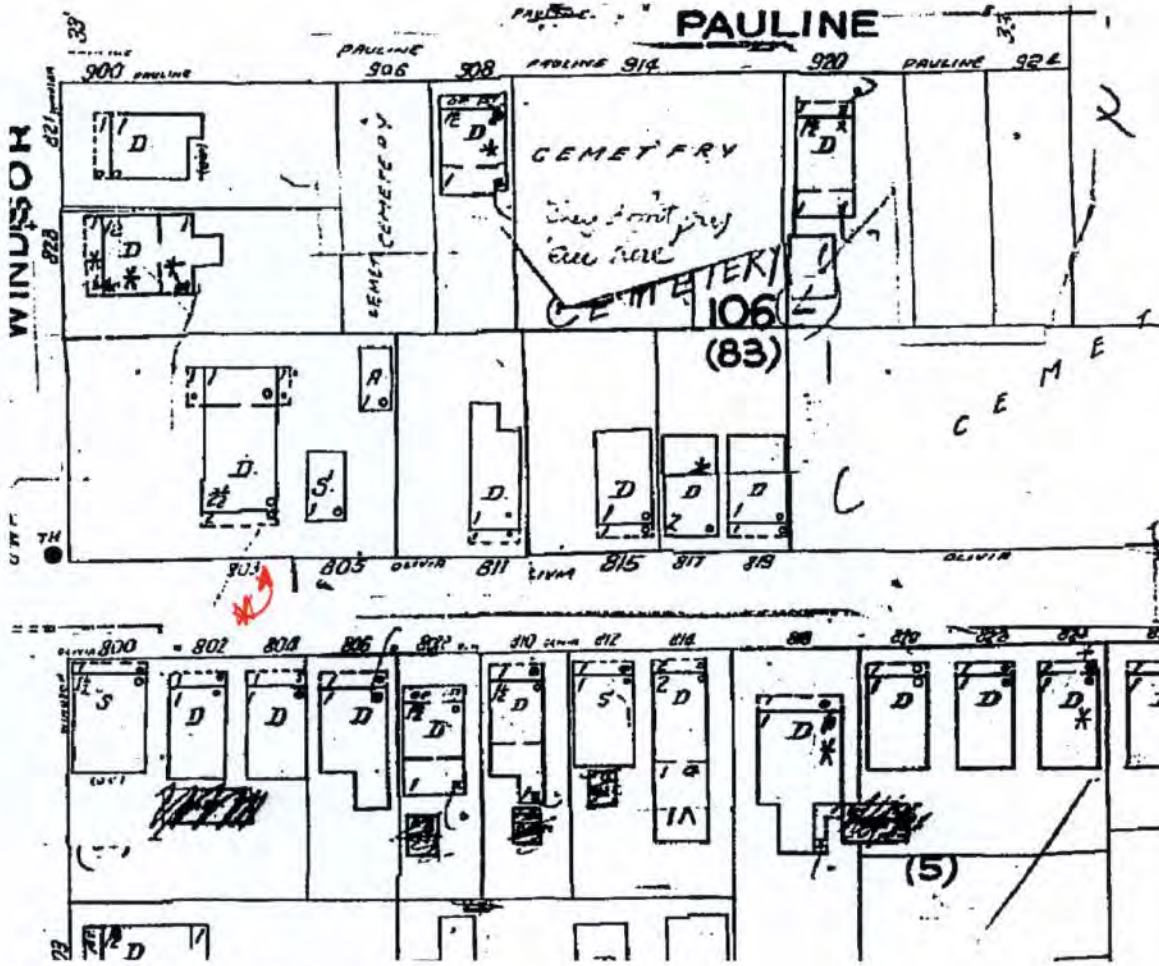
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#803 Olivia Street Sanborn map copy 1948



#803 Olivia Street Sanborn map copy 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 803 Olivia St.; built c1889;
Monroe County Library



FRONT OF MAH HOUSE
(OLYIA ST.)

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JUN 27 2011
BY MC 3:30



PREVIOUS ADDITION

RECEIVED
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By MC 3:30

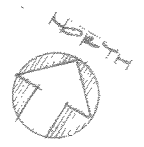
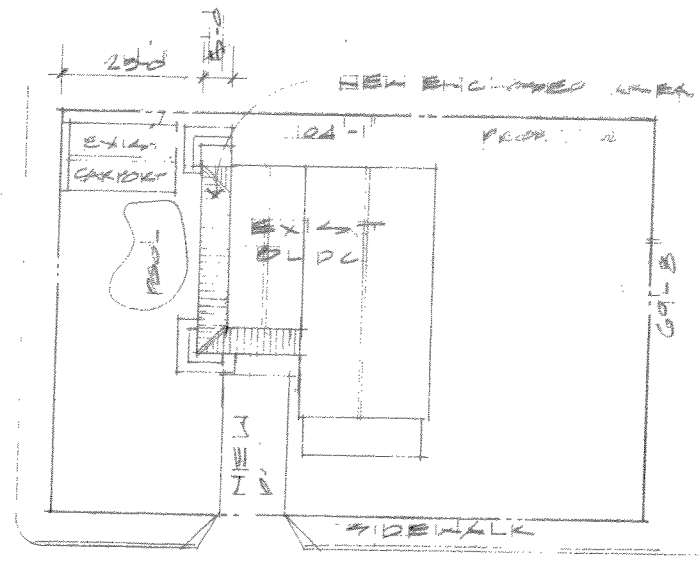
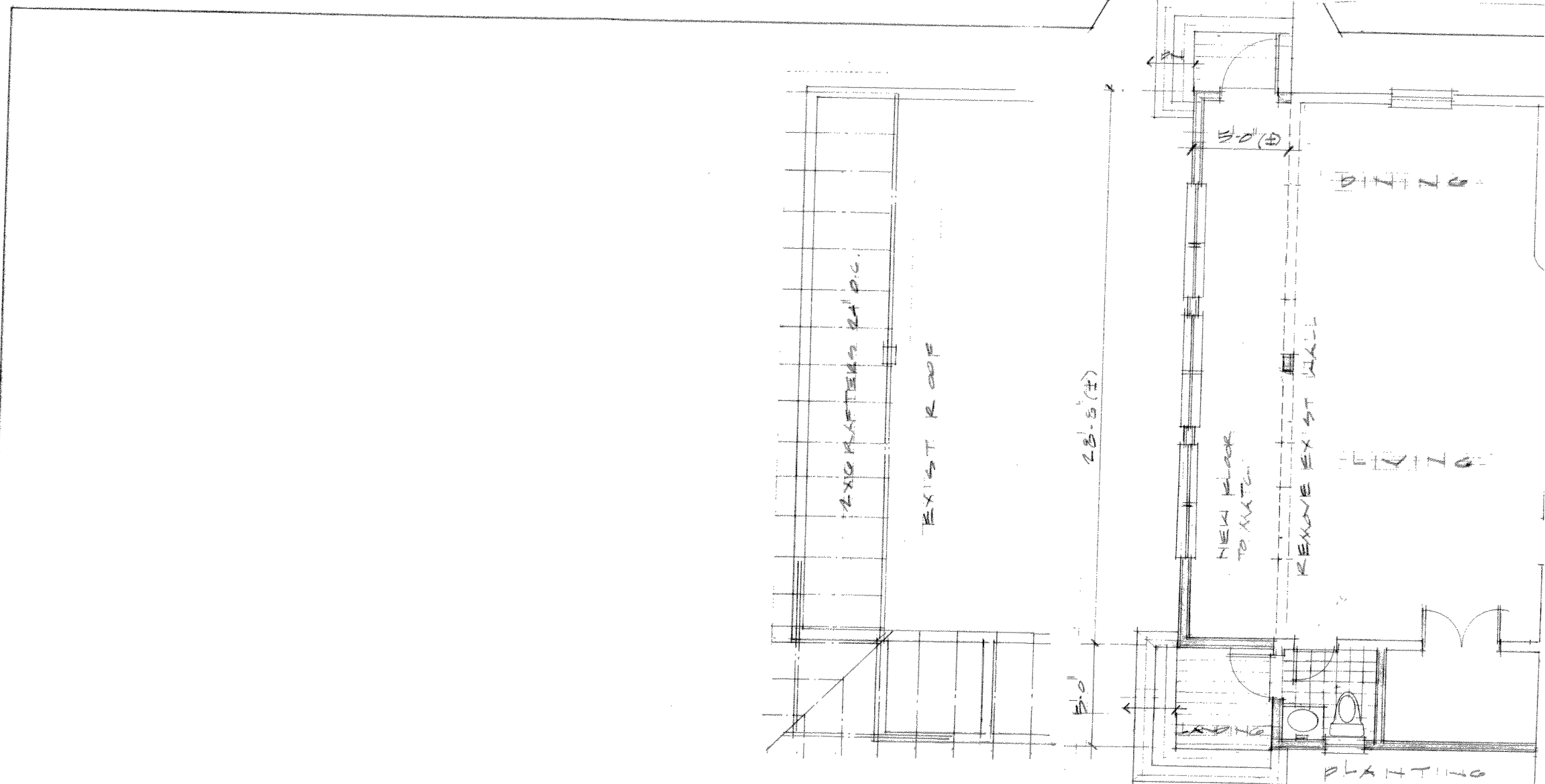


PREVIOUS ADDITION

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By MC 3:30

Site Plans

TRUBIN
REAR

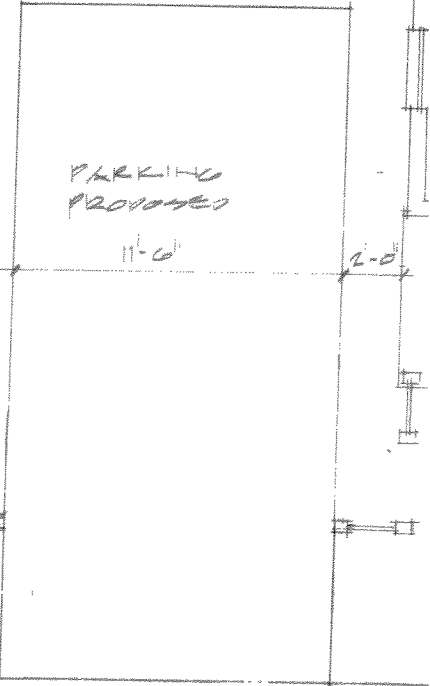


2014 HIGHWAY 101
 GOLFVIEW ST
 SITE PLAN
 20'-0"

EXIST. FENCE

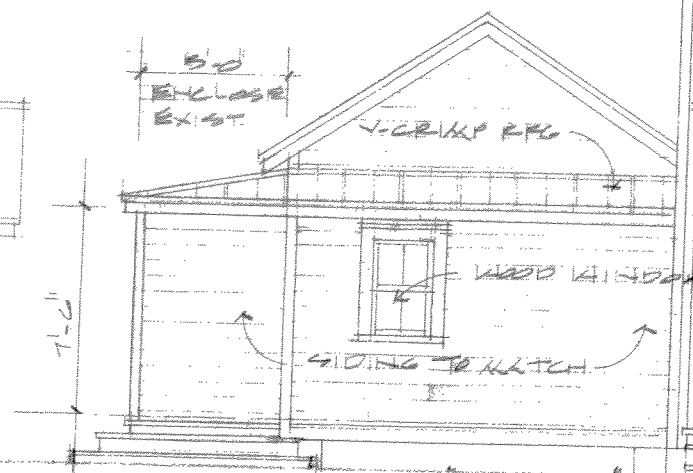
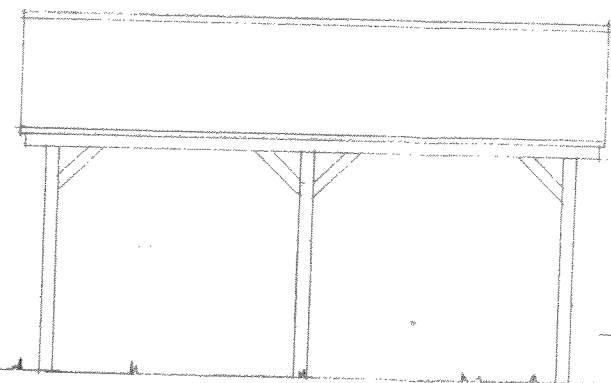
EXISTING SIDEWALK

SCALE

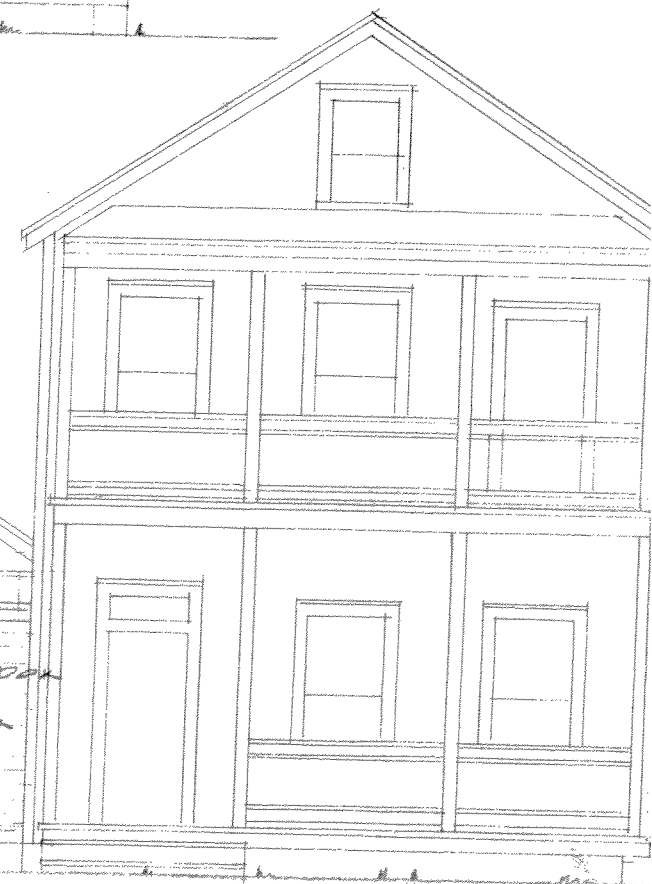




LEFT SIDE ELEVATION
1/4" = 1'-0"



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



Miscellaneous Information

RESOLUTION NO. 05-069**VARIANCE: 803-805 OLIVIA STREET**

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A ONE-STORY 264 SQUARE FOOT FAMILY ROOM AT THE LEFT, REAR OF THE EXISTING BUILDING BY GRANTING A VARIANCE TO THE REAR SETBACK REGULATIONS FOR PROPERTY IN THE HHDR, HISTORIC HIGH DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA. FOR PROPERTY LOCATED AT 803-805 OLIVIA STREET, KEY WEST, FLORIDA (RE# 00019930-000000)

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

WHEREAS, the Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment finds that the grant 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 Board of Adjustment 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 shall be considered grounds for the issuance of a variance; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

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

Section 1. That a variance to the REAR SETBACK regulations in the HHDR, HISTORIC HIGH DENSITY RESIDENTIAL Zoning District, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows to: SECTION 122-630(6)(c), OF 9 FEET, FROM THE 20 FEET MINIMUM REAR SETBACK REQUIRED TO THE 11 FEET PROPOSED (AND EXISTING) FOR A DISTANCE OF 39.5 FEET, COMMENCING 6 FEET FROM THE LEFT SIDE PROPERTY LINE. THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A ONE-STORY 264 SQUARE FOOT FAMILY ROOM AT THE LEFT, REAR OF THE EXISTING BUILDING FOR PROPERTY LOCATED AT 803-805 OLIVIA STREET, KEY WEST, FLORIDA (RE# 00019930-000000).

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance

is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

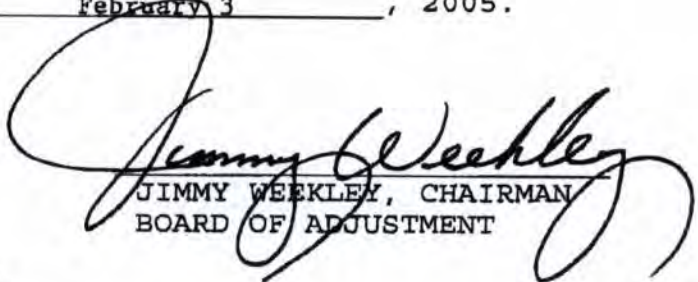
Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. 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.

Read and passed on first reading at a regular meeting held this 2nd day of February, 2005.

Authenticated by the presiding officer and Clerk of the Board on 3rd day of February, 2005.

Filed with the Clerk on February 3, 2005.


JIMMY WEEKLEY, CHAIRMAN
BOARD OF ADJUSTMENT

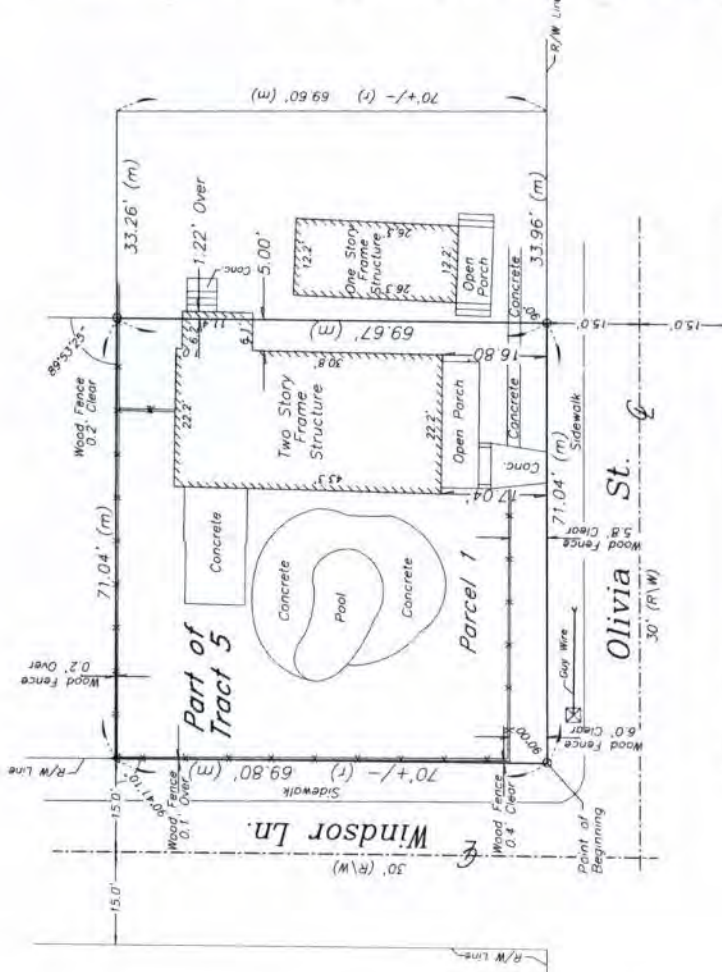
ATTEST:


CHERYL SMITH, CITY CLERK

Boundary Survey Map Part of Tract 5 Island of Key West, Florida

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- ▲ Found 1/2" Iron Rod (2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole



NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 803 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: April 1, 2005.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. This Survey Report is not full and complete without the attached Survey Map.
13. Flood Insurance Rate Map Zone: (X); Community #120168; Panel 1516; Suffix K; Dated 2-18-05.

BOUNDARY SURVEY OF:

PARCEL 1: A parcel of land on the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the NW'ly right of way line of Olivia Street with the NE'ly right of way line of Windsor Lane and run thence NE'ly along the NW'ly right of way line of the said Olivia Street for a distance of 71.04 feet; thence NW'ly and at right angles for a distance of 69.67 feet to the NW'ly boundary line of the lands described in Official Record Book 2023 at Pages 645 thru 646, as recorded in the Public Records of Monroe County, Florida; thence SW'ly with a deflection angle of 89°53'25" to the left and along the NW'ly boundary line of said lands, for a distance of 71.04 feet to the NE'ly right of way line of the said Windsor Lane; thence SE'ly and along the NE'ly right of way line of the said Windsor Lane for a distance of 69.80 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: George and Gwen Esbensen.

J. LYNN O'FLYNN, INC.

Lynn O'Flynn, PSM
Florida Reg. #6298

April 14, 2005

Revised 3-1-06 to add Note 13

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1020621 Parcel ID: 00019930-000000

Ownership Details

Mailing Address:

MINEROFF BRUCE S AND SHARON
803 OLIVIA ST
KEY WEST, FL 33040-6418

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 803 OLIVIA ST KEY WEST
805 OLIVIA ST KEY WEST

Legal Description: KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65 OR2023-645/46T/C
OR2498-2029/31

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	70	7,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2049
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 6
Year Built 1938
Functional Obs 0

Condition G
Perimeter 266
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 5
Grnd Floor Area 2,049

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

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

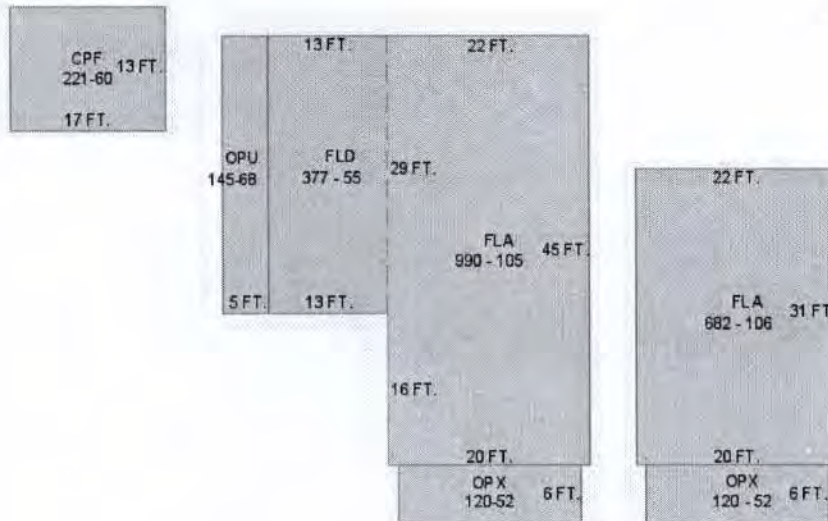
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	990
2	OPX		1	1938		0.00	0.00	120
3	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	682
4	OPX		1	1938		0.00	0.00	120

5	OPU		1	2005			145
6	CPF		1	2005			221
7	FLD	12:ABOVE AVERAGE WOOD	1	2005	N	Y	377

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	480 SF	6	80	2001	2002	2	30
3	FN2:FENCES	408 SF	4	102	2001	2002	2	30
4	PT2:BRICK PATIO	54 SF	9	6	2005	2006	4	50
5	PT2:BRICK PATIO	48 SF	16	3	2005	2006	4	50
6	WF2:WATER FEATURE	1 UT	0	0	2005	2006	1	20
9	PO3:RES POOL GNIT	201 SF	0	0	2005	2007	5	40
10	UB2:UTILITY BLDG	297 SF	27	11	1940	1941	3	50
11	PT3:PATIO	738 SF	0	0	2005	2006	2	50

Appraiser Notes

2004-08-10 ASKING \$1,850,000 THREE 1 BR/1BA UNITS IN MAIN HOUSE W/GUEST COTTAGE OR CONVERT O A SFR.7,300 SF CORNER PROPERTY, FROM THE KW CITIZEN-SKI

TPP AK-8582404.

2006-12-19 - LISTED FOR \$2.5 MIL. 3/3 W/ POOL. 2 ROGO UNITS. - JEN

2007-02-26 - LISTED FOR \$2,275,000. VAULTED CEILINGS & DADE COUNTY PINE. - JEN

2007-11-01 SALES FLYER \$1,995,000 2 ROGO'S 3/3.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6	05-0824	03/05/2005	11/16/2005	144,500 Residential	CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
7	05-0922	03/23/2005	11/16/2005	10,000 Residential	REPLACE 12 SQS OF V-CRIMP ROOFING
8	05-1053	04/05/2005	11/16/2005	26,000 Residential	DEMO EXISTING POOL FOR NEW LOCATION
9	05-2270	06/08/2005	11/16/2005	1,000 Residential	HOOK UP SWIMMING POOL PUMP
10	05-3647	08/25/2005	11/16/2005	9,000 Residential	INSTALL TWO A/C SYSTEMS
11	05-3643	09/16/2005	11/16/2005	1,800 Residential	INSTALL 4 SQUARES V-CRIMP ROOFING
12	05-3886	09/23/2005	11/16/2005	2,000 Residential	DEMO EXISTING SINGLE STORY STRUCTURE
1	00-214	02/07/2000	10/22/2001	1,200 Residential	FENCE
2	00-966	04/25/2000	10/22/2001	3,000 Residential	FENCE AND PORCH REPAIRS
3	01/3605	05/03/2002	11/26/2002	5,000 Residential	PAINT EXTERIOR
4	04-2545	07/30/2004	11/16/2005	28,000 Residential	GNT POOL, ELEC, DECK
5	05-0061	01/31/2005	11/16/2005	135,500 Residential	REMODEL INTERIOR EXISTING BUILDING
14	05-4464	01/04/2006	12/31/2006	2,200 Residential	RED TAG - INSTALL BRICK PAVERS
13	05-5354	12/06/2005	12/31/2006	2,000 Residential	BUILD PICKET FENCE ALONG FRONT

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
2010	327,946	30,654	443,957	802,557	802,557	0	802,557
2009	364,135	31,636	674,815	1,070,586	1,070,586	0	1,070,586
2008	334,444	32,410	978,282	1,345,136	1,345,136	0	1,345,136
2007	540,571	28,474	886,788	1,455,833	1,455,833	0	1,455,833
2006	479,401	8,536	668,610	1,156,547	1,156,547	0	1,156,547
2005	548,618	6,234	537,540	1,092,392	1,092,392	0	1,092,392
2004	327,059	7,935	442,680	777,674	777,674	0	777,674
2003	314,946	8,131	221,340	544,417	544,417	0	544,417
2002	307,248	8,285	148,614	464,147	464,147	0	464,147
2001	283,041	3,721	148,614	435,376	435,376	0	435,376
2000	241,635	6,753	107,508	355,895	355,895	0	355,895
1999	205,130	5,594	107,508	318,231	318,231	0	318,231
1998	197,160	2,378	107,508	307,046	307,046	0	307,046
1997	187,302	2,316	94,860	284,478	284,478	0	284,478
1996	116,684	1,538	94,860	213,081	213,081	0	213,081
1995	116,684	962	94,860	212,506	212,506	0	212,506
1994	104,352	893	94,860	200,105	200,105	0	200,105
1993	112,848	839	94,860	208,547	208,547	0	208,547
1992	133,734	849	94,860	229,443	229,443	0	229,443

1991	133,734	859	94,860	229,453	229,453	0	229,453
1990	104,904	789	74,307	180,000	180,000	0	180,000
1989	106,476	798	72,726	180,000	180,000	0	180,000
1988	70,381	807	63,240	134,428	134,428	0	134,428
1987	63,447	816	34,150	98,413	98,413	0	98,413
1986	63,750	824	34,150	98,724	98,724	0	98,724
1985	62,089	833	22,766	85,688	85,688	0	85,688
1984	58,652	842	22,766	82,260	82,260	0	82,260
1983	58,652	851	22,766	82,269	82,269	0	82,269
1982	59,607	859	20,363	80,829	80,829	0	80,829

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
12/29/2010	2498 / 2029	760,000	WD	02
6/30/2004	2023 / 0645	1,150,000	WD	Q
6/14/1999	1581 / 1964	390,000	WD	Q
8/10/1998	1531 / 2082	325,000	WD	Q
11/1/1978	775 / 787	85,000	00	Q

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Monroe County Property Appraiser
Karl Borglum
P.O. Box 1176
Key West, FL 33041-1176