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**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:** January 29, 2019

**Applicant:** Anthony Sarno

**Application Number:** H2018-0024

**Address:** #420 Grinnell Street

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**Description of Work:**

Addition to accessory structure

**Site Facts:**

The property at 420 Grinnell Street contains a main structure, which is listed as contributing resource in the Key West Historic District survey, and a non-historic accessory structure that was approved by HARC in 2004. The proposed project is to increase the size of the existing non-historic accessory structure by 62 square feet.

This project received a variance from Planning Board on November 15, 2018.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 12, 13, 14, 19, and 22.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 4, and 9.

### **Staff Analysis**

This Certificate of Appropriateness proposes a small addition to the rear of an existing non-historic accessory structure. The current structure is 190 square feet, and the addition will be 62 square feet. The new addition will have a 3-inch inset to create a secondary roof line at the side elevations, so that the original structure's form will be apparent. The new addition will have a gable roof that extends from the current ridge. The new addition will have wood trim and siding to match the existing cottage. The rear of the structure will have aluminum impact doors.

### **Consistency with Guidelines**

It is staff's opinion that the design is consistent with the guidelines for additions and alterations and outbuildings. The addition is minor and will not alter the massing of the existing accessory 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 #	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:	420 Grinnell Street, Key West, Florida 33040	
NAME ON DEED:	Randall and Brandy Shapiro	PHONE NUMBER
OWNER'S MAILING ADDRESS:	2015 Bay Club Drive	EMAIL
	Arlington, Texas 76013	
APPLICANT NAME:	Anthony D. Sarno	PHONE NUMBER 305.395.2846
APPLICANT'S ADDRESS:	1615 United Street	EMAIL Anthony@AnthonyArchitecture.com
	Key West, Florida 33040	
APPLICANT'S SIGNATURE:		DATE 11/19/2018

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 X INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO X  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Project is to expand the existing cottage, with the scope listed under the Accessory section on page 2.
MAIN BUILDING: No work is contemplated for the main building, only the existing non-historic cottage which was built in approximately 2006.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



**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):	
<b>Project is to expand the existing cottage by 62 square feet to the rear, over an existing deck. Expansion will allow the existing cottage to accommodate an accessible master suite for the property.</b>	
PAVERS:	FENCES:
<b>N/A</b>	<b>N/A</b>
DECKS:	PAINTING:
<b>Modification to existing deck as required to accommodate the addition.</b>	<b>All new paint colors shall match existing, white siding and green shutters.</b>
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
<b>Limited site work, only as required to accommodate the addition.</b>	<b>N/A</b>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
<b>N/A</b>	<b>N/A</b>

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.

# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	420 Grinnell Street, Key West, Florida 33040
PROPERTY OWNER'S NAME:	Randall and Brandy Shapiro
APPLICANT NAME:	Anthony D. Sarno / Anthony Architecture, LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.*

PROPERTY OWNER'S SIGNATURE	Brandy Shapiro <span style="float: right;">November 19, 2018</span> DATE AND PRINT NAME
----------------------------	--------------------------------------------------------------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition is proposed for the rear of the existing cottage, built in approximately 2006. The demolition will allow the cottage to be expanded by 62 square feet to the rear.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p><b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</b></p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p>

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

**The proposed rear demolition is to an existing 12 year old cottage and will not alter the historic character of the neighborhood.**

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

**The proposed demolition is to the rear of a cottage built in approximately 2006.**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

**The proposed demolition removes the rear of the 12 year old cottage and is not important in defining the historic character of the property.**

(4) Removing buildings or structures that would otherwise qualify as contributing.

**The cottage is approximately 12 years old and would not be considered contributing.**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Randall Shapiro & Brandi Shapiro authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Anthony D. Sarno of Anthony Architecture  
*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]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

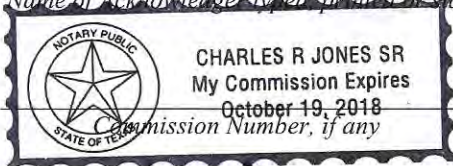
Subscribed and sworn to (or affirmed) before me on this 9-19-18  
*Date*

by Randall Shapiro Brandi Shapiro  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*





**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Anthony D. Sarno, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Anthony Architecture, LLC  
*(print name of entity serving as Authorized Representative)*

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:

**420 Grinnell Street, Key West, Florida 33040**

*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.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this September 5, 2018 by  
Anthony D. Sarno  
*date*  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

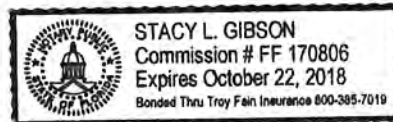
*Notary's Signature and Seal*

**Stacy L. Gibson**

*Name of Acknowledger typed, printed or stamped*

**FF 170806**

*Commission Number, if any*



Prepared by and return to:  
**Gregory S. Oropeza, Esq.**  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 18-142  
Consideration: \$1,960,000.00

Doc# 2164630  
Ekb 2901 Pg# 1465

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 17th day of April, 2018 between Donald R. Wilson, Jr., a single man, Individually and as Trustee of the Donald R. Wilson, Jr., 2002 Trust whose post office address is 540 W Madison, Suite 2500, Chicago, IL 60661, grantor, and William Randall Shapiro and Brandi Letrice Shapiro, husband and wife, Individually and as Trustee(s) of the William Randall Shapiro & Brandi Letrice Shapiro Trust dated June 11, 2008 whose post office address is 2105 Bay Club Drive, Arlington, TX 76013, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Lot One (1) in Square Thirty-three (33) and described by metes and bounds as follows:**

**Commencing One Hundred (100) feet from the corner of Fleming and Grinnell Streets, and running on Grinnell Street North 40 degrees West, Seventy-six (76) feet; thence at right angles thereto South 50 degrees West on the dividing line of Lots 1 and 2, Fifty (50) feet; thence at right angles thereto South 40 degrees East Seventy-six (76) feet; thence at right angles thereto Fifty (50) feet to the Place of Beginning.**

**Parcel Identification Number: 00005420-000000**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Kim Feld

[Signature]  
Donald R. Wilson, Jr., Individually and as Trustee

[Signature]  
Witness Name: Kristin L. Turner

State of Illinois  
County of Cook

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2018 by Donald R. Wilson, Jr., Individually and as Trustee of the Donald R. Wilson, Jr., 2002 Trust, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

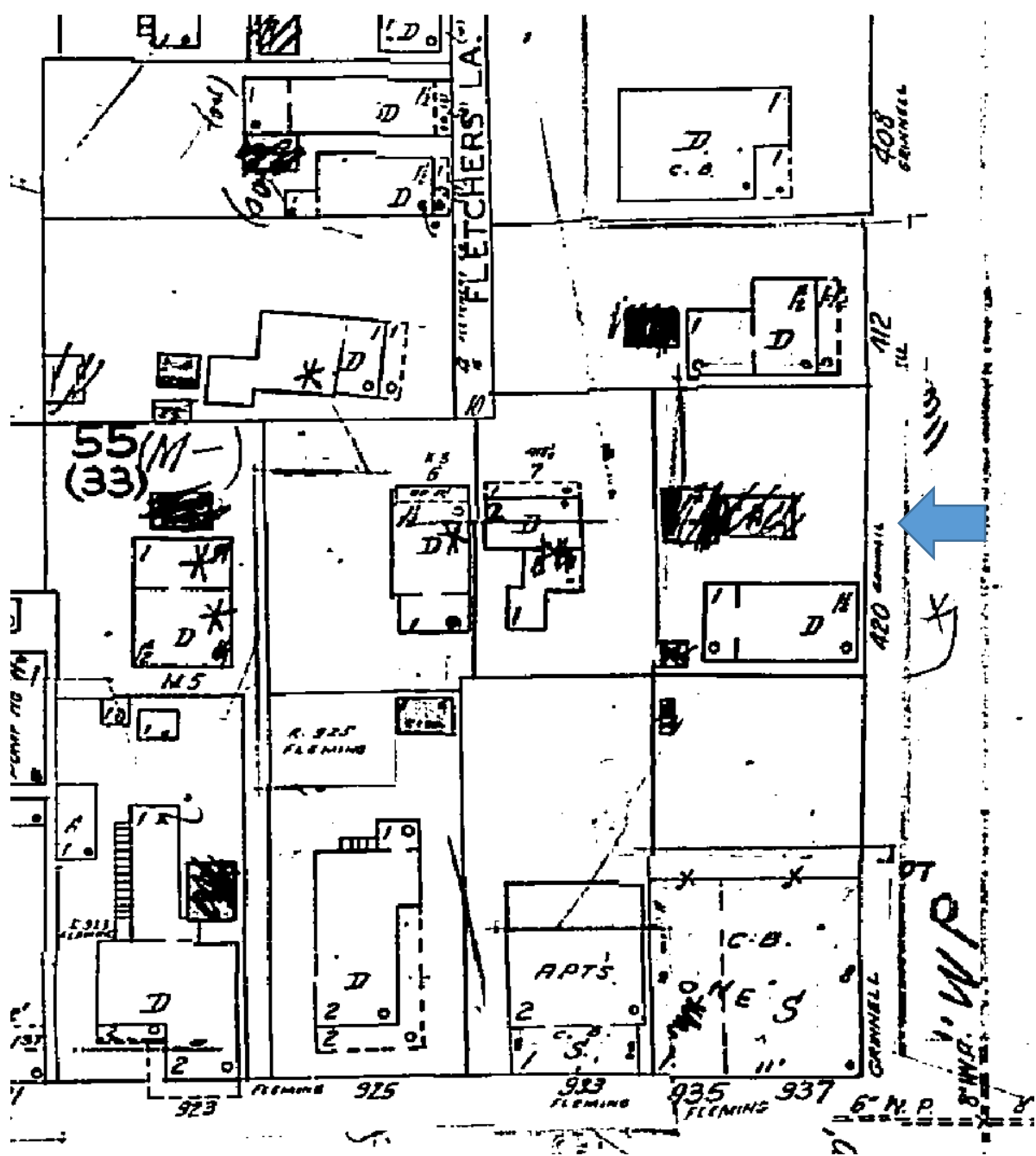
Printed Name: Kristin L. Turner

My Commission Expires: May 4, 2019

MONROE COUNTY  
OFFICIAL RECORDS



# SANBORN MAPS



1962 Sanborn Map

# PROJECT PHOTOS



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





420

KEY WEST



















































# PROPOSED DESIGN

# 420 GRINNELL STREET

## COTTAGE ADDITION

# HARC APPLICATION

## NOVEMBER 19, 2018

**TEAM**  
Contractor

**APPROVALS**

**DRC**  
Submitted: Not Required  
Meeting: Not Required  
Approval #: N/A

**PLANNING**  
Submitted: September 27, 2018  
Meeting: November 15, 2018  
Approval #: 18-3170

**Owner**

Randall and Brandi Shapiro  
2015 Bay Club Drive  
Arlington, TX 76013

**TREE**  
Submitted: Pending  
Meeting: Pending  
Approval #: Pending

**Architect**

Anthony Architecture, LLC  
1615 United Street, Key West  
305.395.2846  
Anthony@AnthonyArchitecture.com

**CITY COMMISSION**  
Submitted: Not Required  
Meeting: Not Required  
Approval #: N/A

**HARC**  
Submitted: November 19, 2018  
Meeting: Pending  
Approval #: Pending

Anthony Architecture, LLC  
info@AnthonyArchitecture.com | 305.395.2846

**DATE**  
November 19, 2018

**PROJECT**  
420 Grinnell Street



**PROJECT**

Cottage Addition

- AT -

420 Grinnell Street

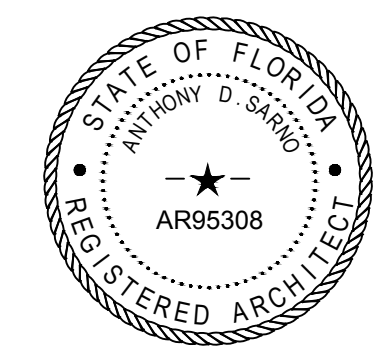
- FOR -

**CLIENT**

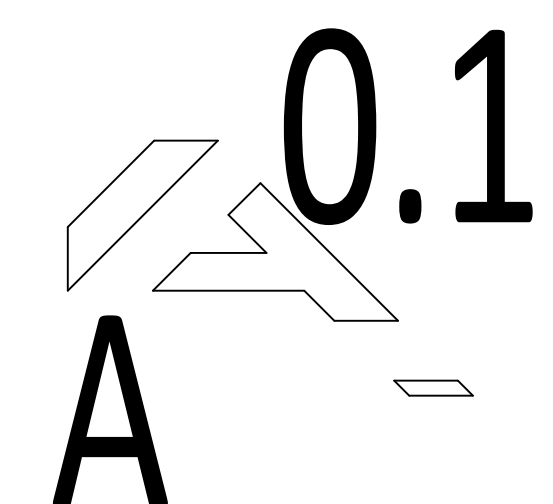
Shapiro Residence

Anthony Architecture, LLC  
1615 United Street  
Key West, Florida 33040  
305.395.2846  
info@AnthonyArchitecture.com  
Prof. Reg. Arch. AA26003135  
Prof. Reg. ID. IB26001303

**REVISIONS**



Anthony D. Sarno License # AR95308  
Expiration Date: February 28, 2019



### BUILDING CODE REVIEW

2017 Florida Building Code

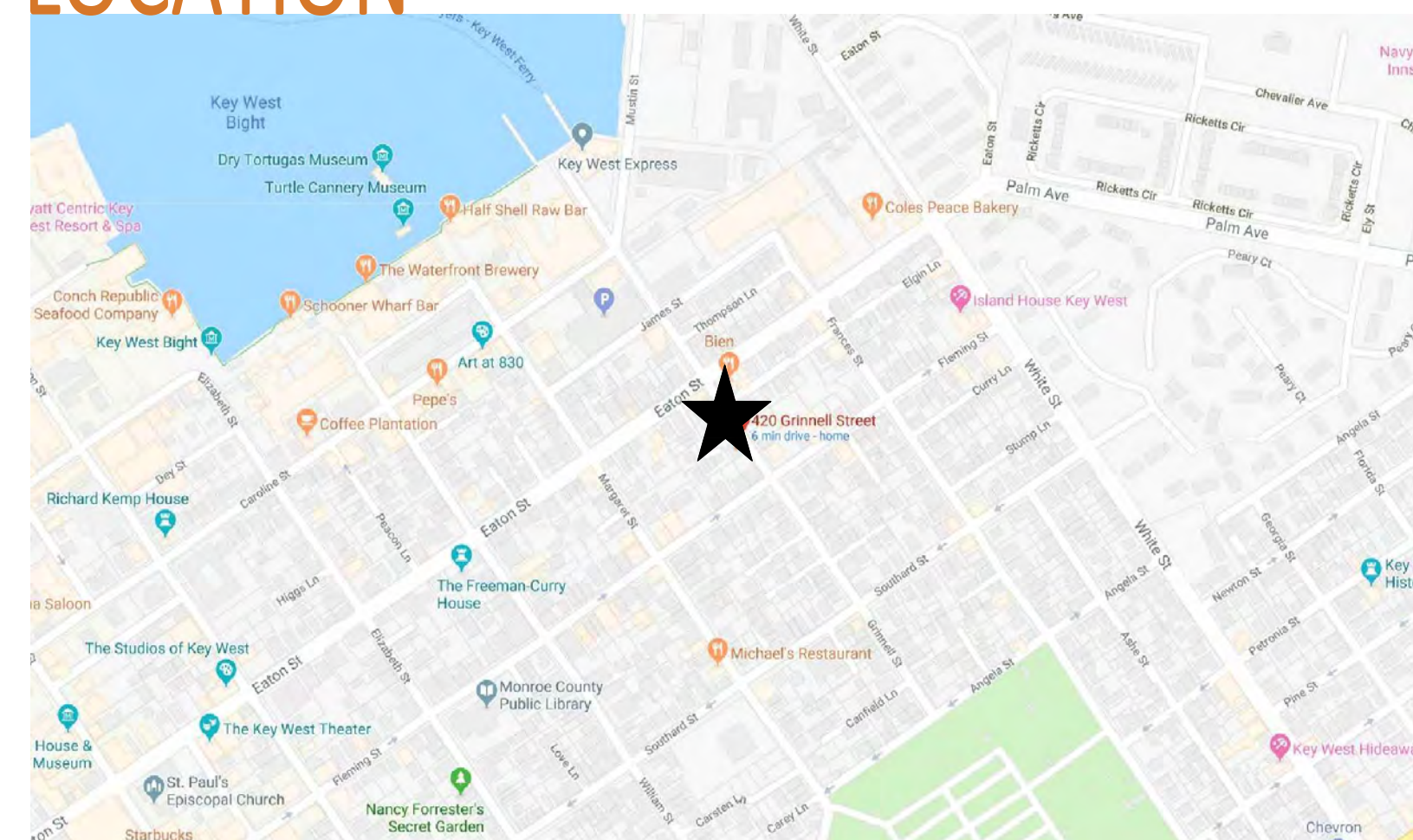
### SCOPE OF WORK

This project Scope of Work is to expand the existing cottage by 62 square feet to accommodate an accessible master suite, with approved variances to building coverage, impervious surface, and side setback.

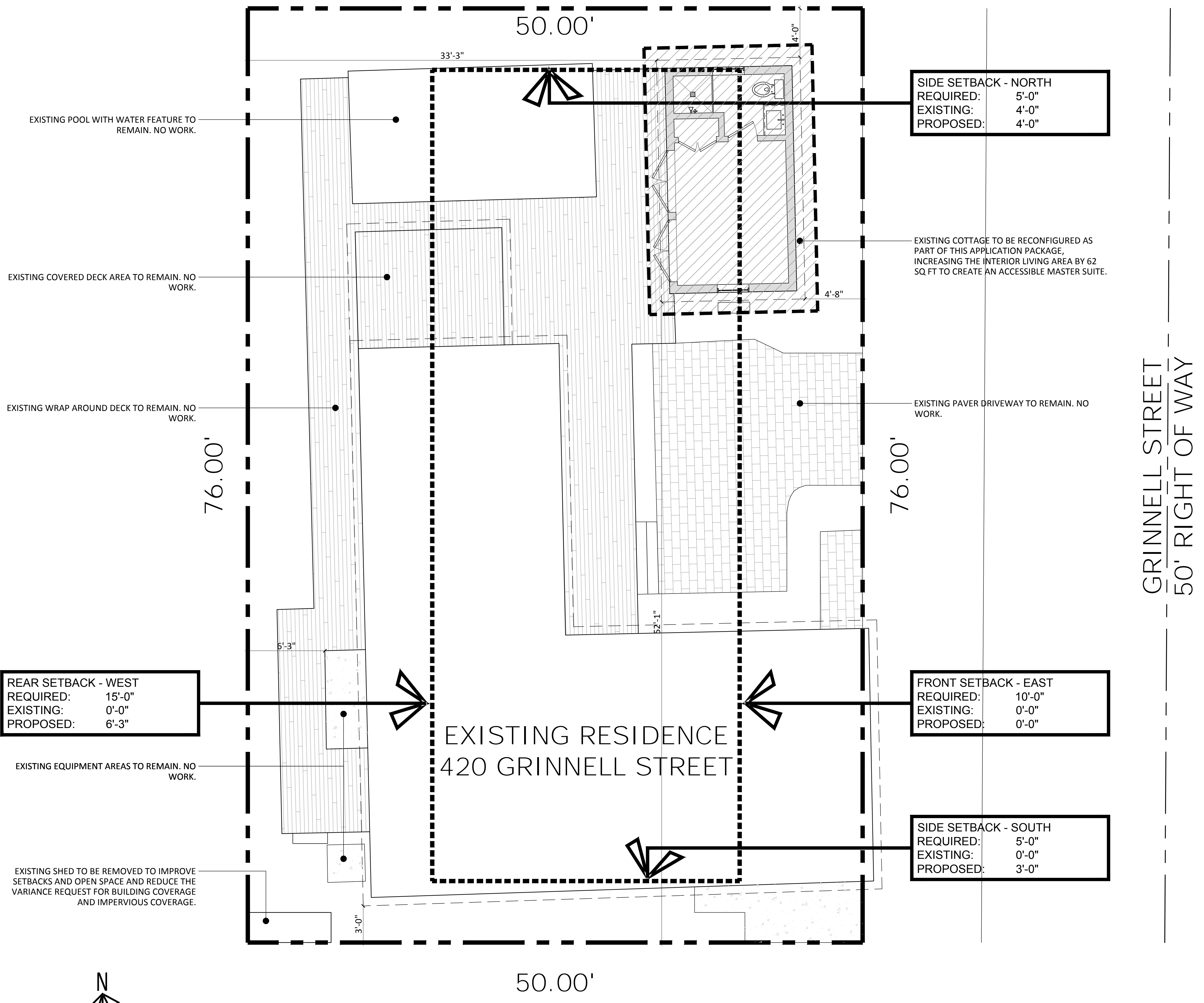
### INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE1.2 - Existing Calc Plan and Data Table
- AE3.1 - Existing Exterior Elevations
- A1.1 - Proposed Site Plan
- A1.2 - Proposed Calc Plan and Data Table
- A2.1 - Existing / Demolition and Proposed Cottage Floor Plan
- A3.1 - Proposed Exterior Elevations

### LOCATION





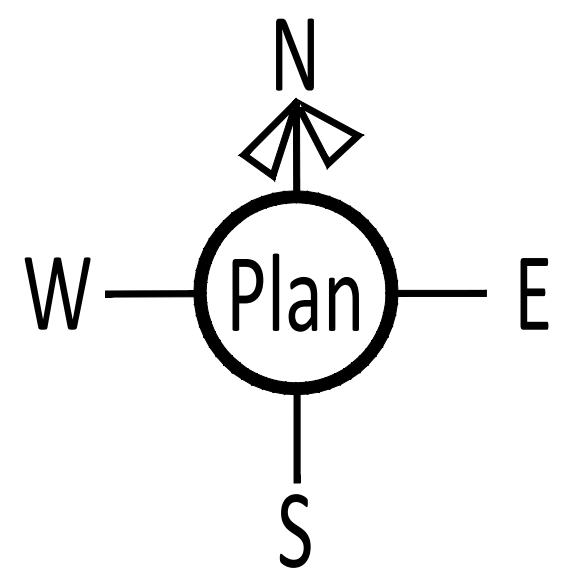


SIDE SETBACK - NORTH  
 REQUIRED: 5'-0"  
 EXISTING: 4'-0"  
 PROPOSED: 4'-0"

FRONT SETBACK - EAST  
 REQUIRED: 10'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 0'-0"

SIDE SETBACK - SOUTH  
 REQUIRED: 5'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 3'-0"

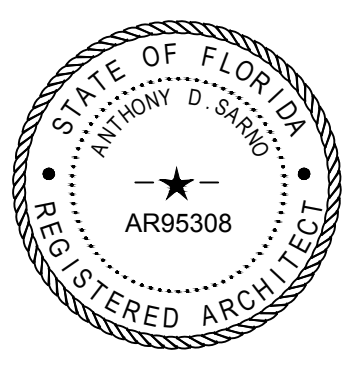
REAR SETBACK - WEST  
 REQUIRED: 15'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 6'-3"



01 Existing Site Plan  
 1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308  
 Expiration Date: February 28, 2019

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 Key West, Florida 33040  
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 info@AnthonyArchitecture.com  
 Prof. Reg. Arch. AA26003135  
 Prof. Reg. ID. IB26001303

PROJECT  
 420 Grinnell Street

CLIENT  
 Shapiro Residence

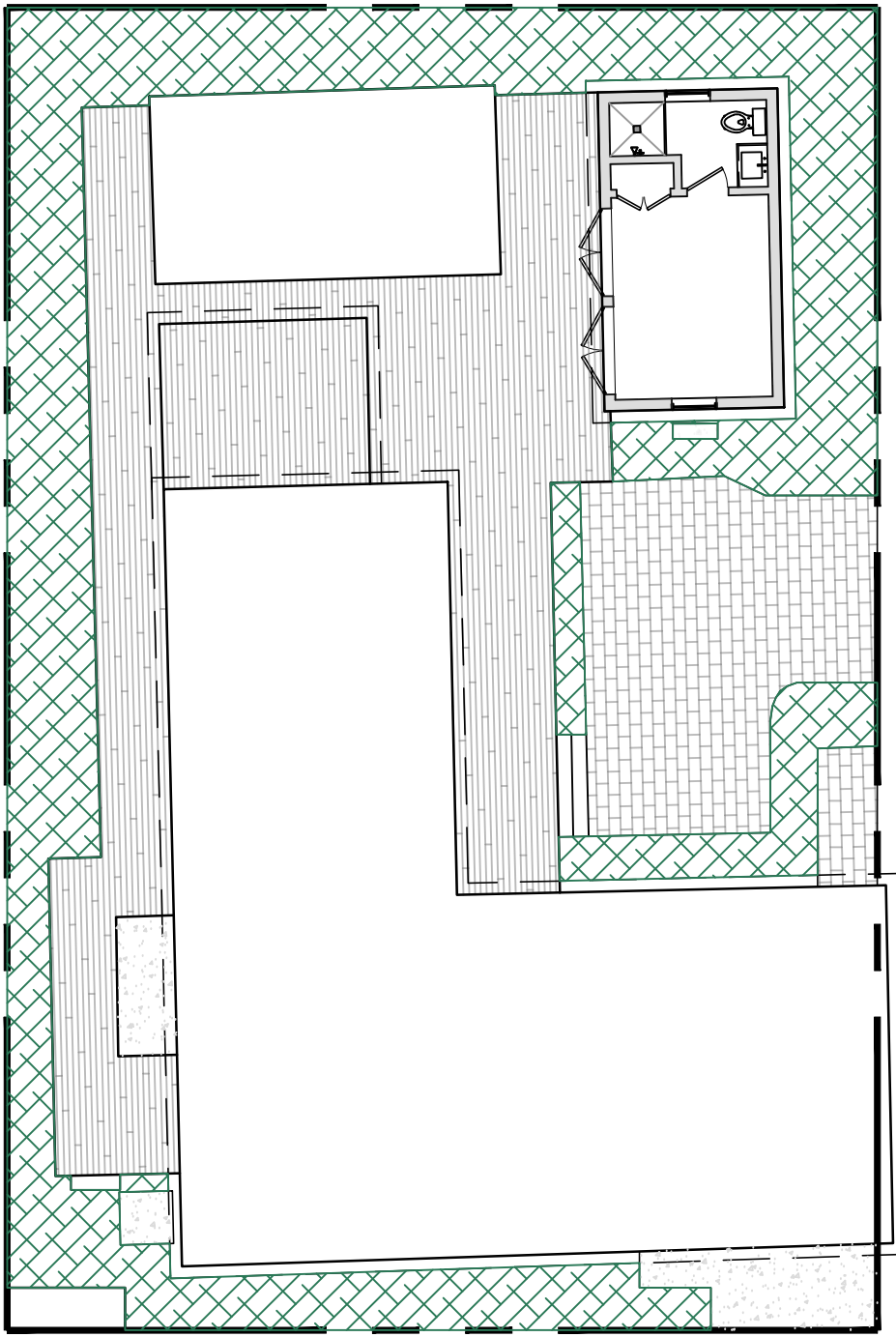
DRAWING  
 EXISTING SITE PLAN

DATE  
 September 27, 2018

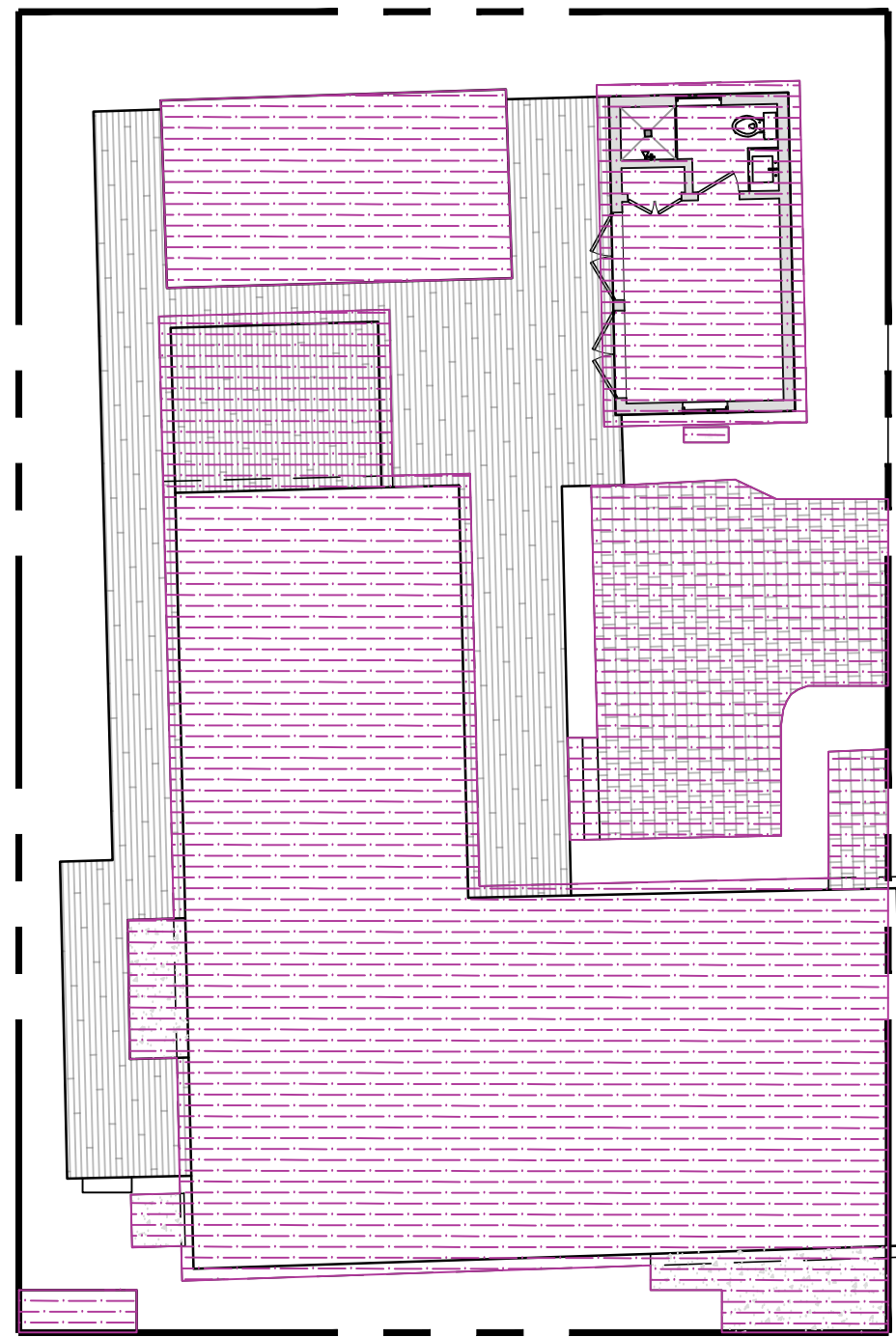




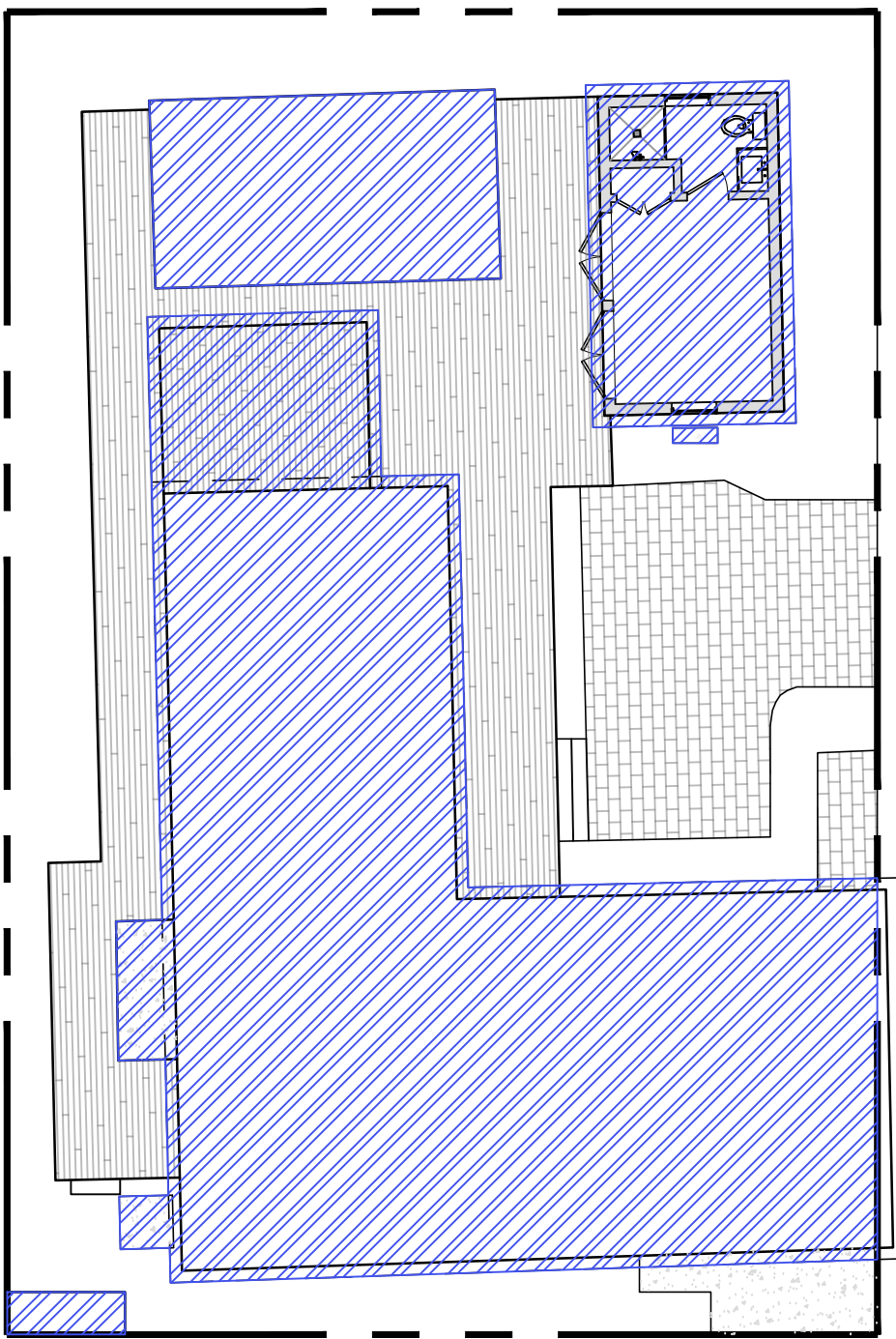
SITE DATA TABLE													
420 Grinnell Street													
CODE REQUIREMENT			EXISTING				PROPOSED				VARIANCE REQUESTED		
ZONING													
Historic Medium Density Residential District (HMDR)													
FLOOD ZONE													
ZONE X													
SIZE OF SITE		MIN	4,000.00	SQ FT		3,800.00	SQ FT		3,800.00	SQ FT		NO CHANGE	
MINIMUM LOT WIDTH	40	FT	0	IN	50	FT	0	IN	50	FT	0	IN	NO CHANGE
MINIMUM LOT DEPTH	90	FT	0	IN	76	FT	0	IN	76	FT	0	IN	NO CHANGE
HEIGHT	30	FT	0	IN	22	FT	0	IN	22	FT	0	IN	NO CHANGE
FRONT SETBACK - EAST	10	FT	0	IN	0	FT	0	IN	0	FT	0	IN	NO CHANGE
SIDE SETBACK - NORTH	5	FT	0	IN	4	FT	0	IN	4	FT	0	IN	NO CHANGE
REAR SETBACK - WEST	15	FT	0	IN	0	FT	0	IN	6	FT	3	IN	IMPROVING
SIDE SETBACK - SOUTH	5	FT	0	IN	0	FT	0	IN	3	FT	0	IN	IMPROVING
FLOOR AREA RATIO	1.00	MAX	3,800.00	SQ FT	0.52	1,972.00	SQ FT	0.54	2,034.00	SQ FT			NO CHANGE
BUILDING COVERAGE	40%	MAX	1,520.00	SQ FT	51.13%	1,943.00	SQ FT	52.45%	1,993.00	SQ FT			INCREASE OF 50 SQ FT
IMPERVIOUS SURFACE	60%	MAX	2,280.00	SQ FT	60.71%	2,307.00	SQ FT	62.05%	2,358.00	SQ FT			INCREASE OF 51 SQ FT
OPEN SPACE LANDSCAPING	35%	MIN	1,330.00	SQ FT	23.63%	898.00	SQ FT	24.03%	913.00	SQ FT			IMPROVING
<b>FLOOR AREA</b>													
FIRST FLOOR						1,332.00	SQ FT		1,394.00	SQ FT			INCREASE OF 62 SQ FT
SECOND FLOOR						640.00	SQ FT		640.00	SQ FT			NO CHANGE
FLOOR AREA TOTAL						1,972.00	SQ FT		2,034.00	SQ FT			



102 Open Space Plan - Existing  
3/32" = 1'-0"



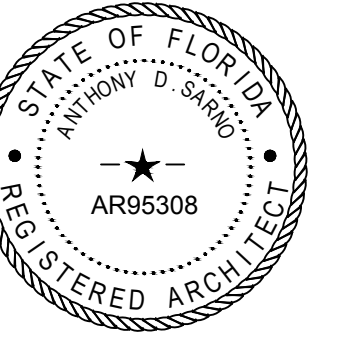
103 Impervious Surface Plan - Existing  
3/32" = 1'-0"



101 Building Coverage Plan - Existing  
3/32" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308  
Expiration Date: February 28, 2019

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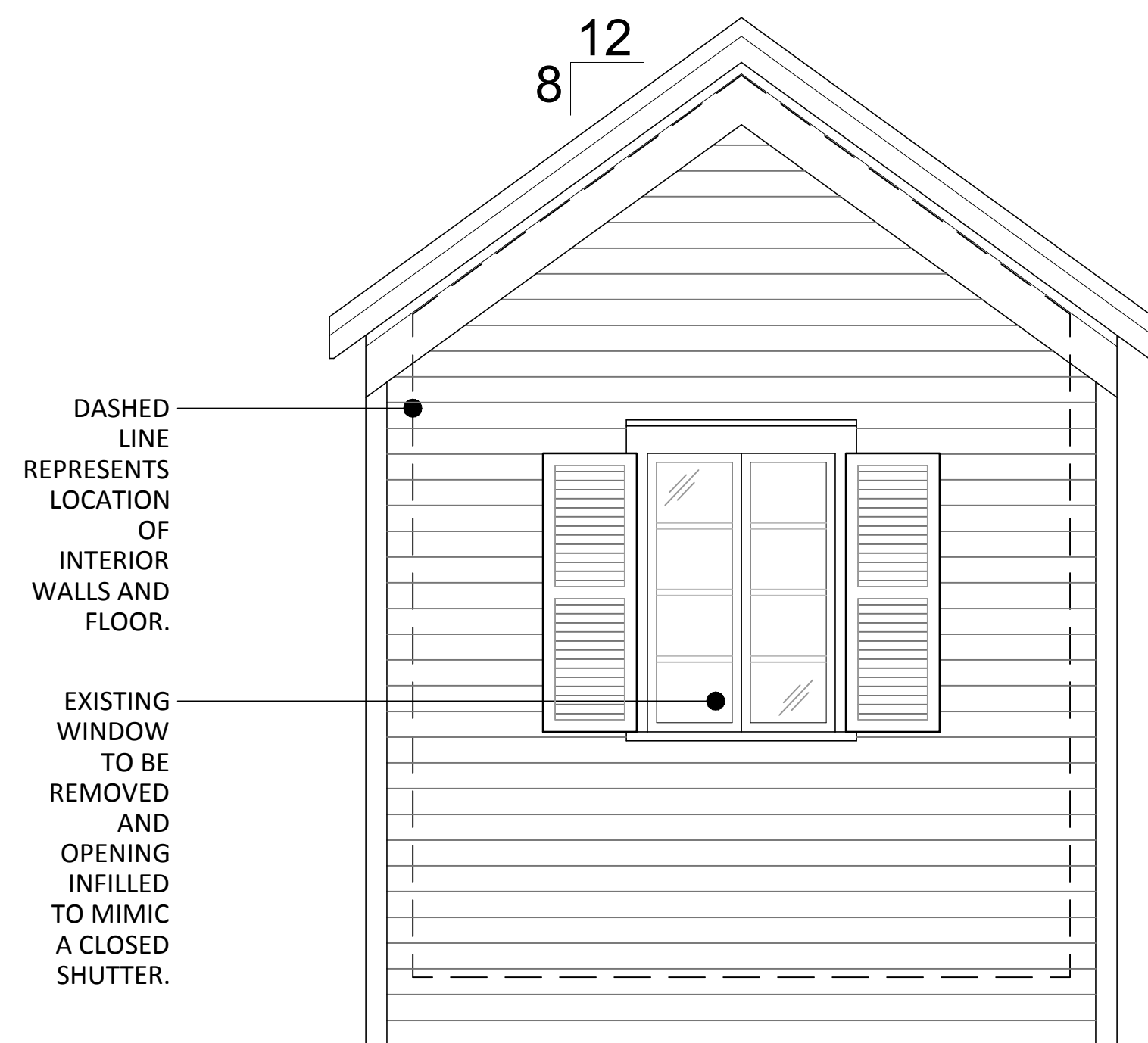
PROJECT  
420 Grinnell Street

CLIENT  
Shapiro Residence

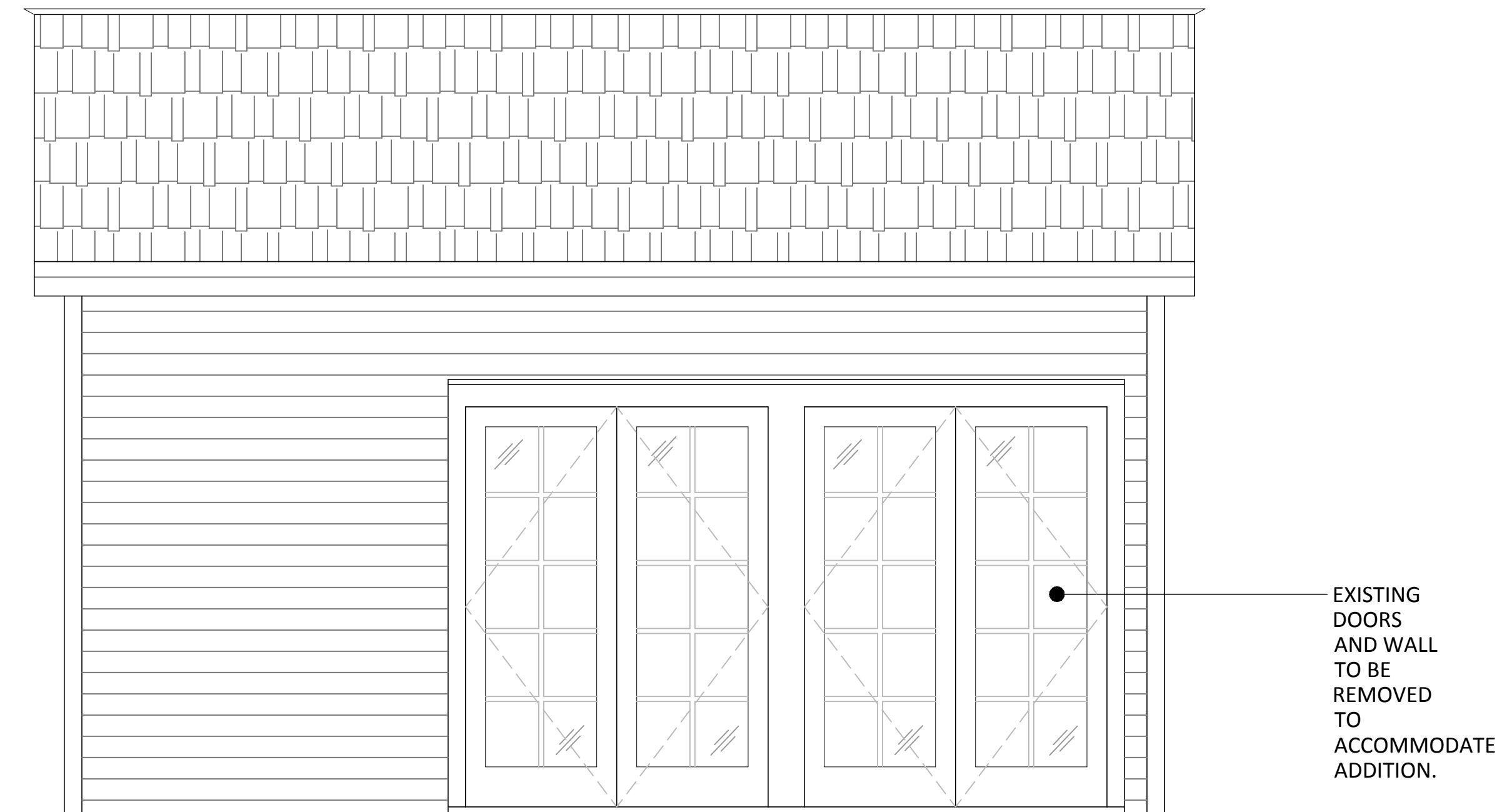
DRAWING  
EXISTING CALC PLANS & DATA TABLE

DATE  
September 27, 2018

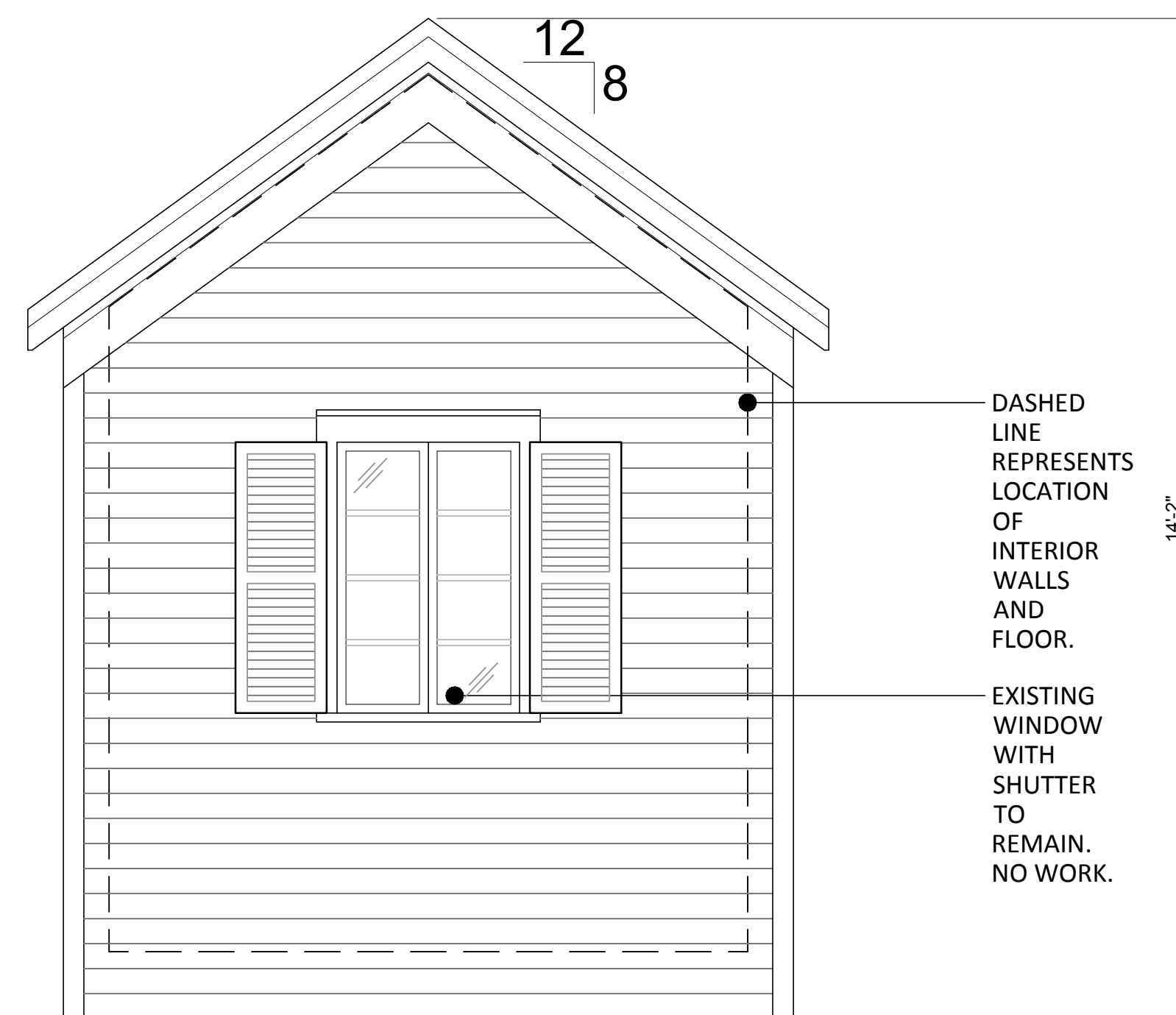




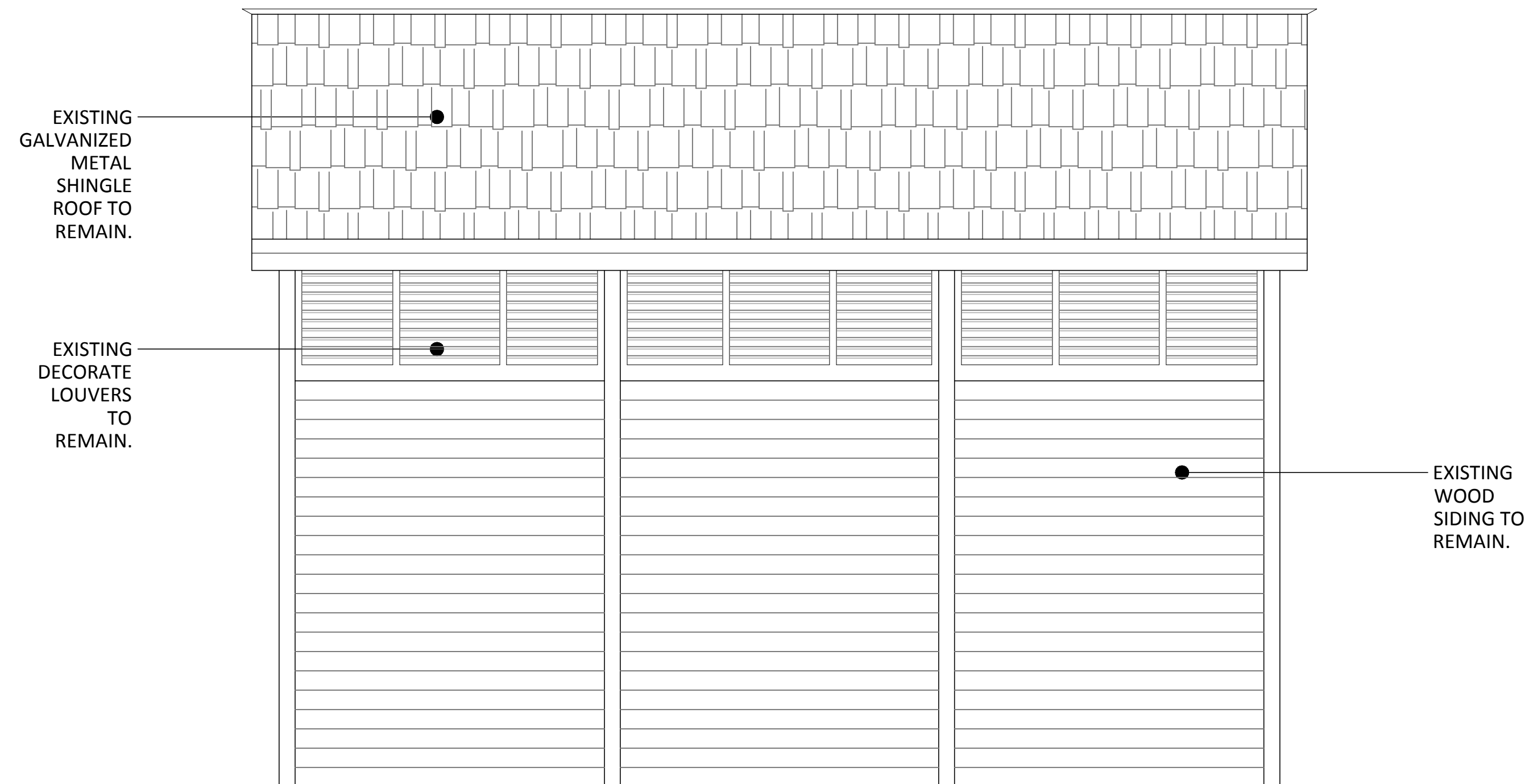
**04** Existing North Elevation  
1/2" = 1'-0"



**03** Existing West Elevation - Rear  
1/2" = 1'-0"



**02** Existing South Elevation  
1/2" = 1'-0"



**01** Existing East Elevation - Grinnell Street  
1/2" = 1'-0"

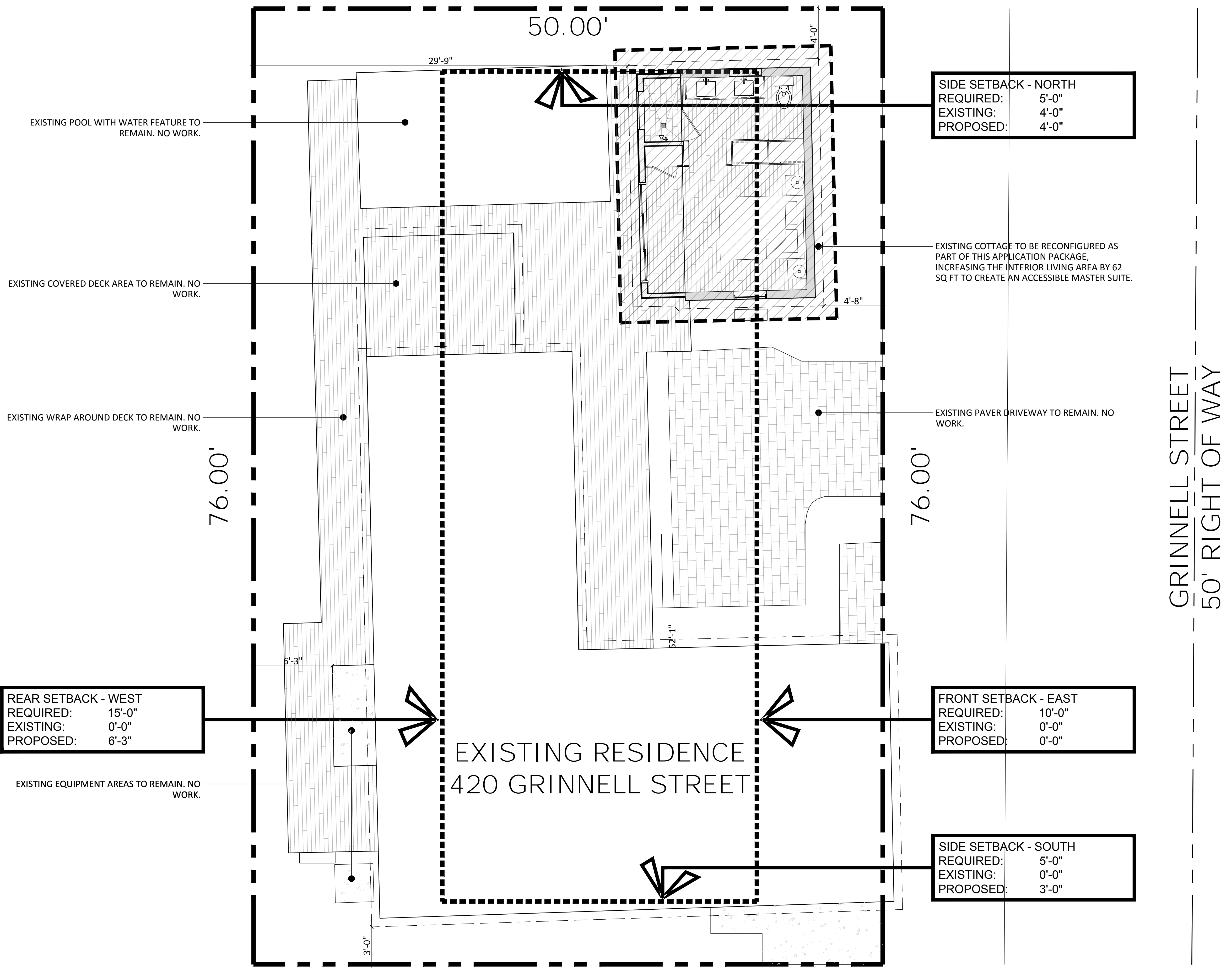
**PROJECT**  
420 Grinnell Street

**CLIENT**  
Shapiro Residence

**DRAWING**  
EXISTING ELEVATIONS

**DATE**  
September 27, 2018





REAR SETBACK - WEST  
 REQUIRED: 15'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 6'-3"

SIDE SETBACK - NORTH  
 REQUIRED: 5'-0"  
 EXISTING: 4'-0"  
 PROPOSED: 4'-0"

FRONT SETBACK - EAST  
 REQUIRED: 10'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 0'-0"

SIDE SETBACK - SOUTH  
 REQUIRED: 5'-0"  
 EXISTING: 0'-0"  
 PROPOSED: 3'-0"

EXISTING POOL WITH WATER FEATURE TO REMAIN. NO WORK.

EXISTING COVERED DECK AREA TO REMAIN. NO WORK.

EXISTING WRAP AROUND DECK TO REMAIN. NO WORK.

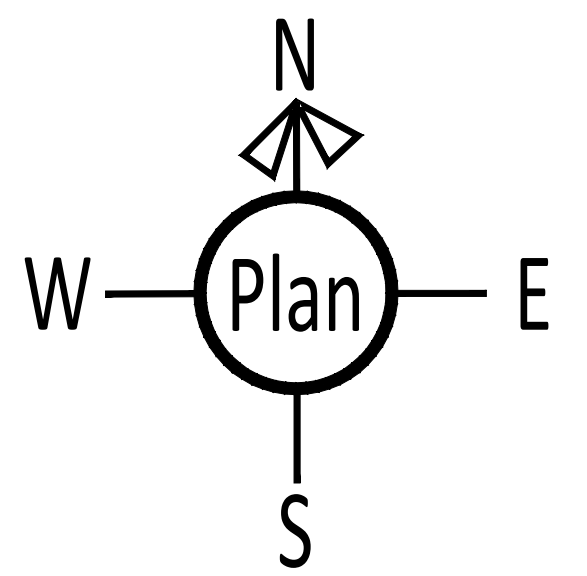
EXISTING EQUIPMENT AREAS TO REMAIN. NO WORK.

EXISTING COTTAGE TO BE RECONFIGURED AS PART OF THIS APPLICATION PACKAGE, INCREASING THE INTERIOR LIVING AREA BY 62 SQ. FT. TO CREATE AN ACCESSIBLE MASTER SUITE.

EXISTING PAVER DRIVEWAY TO REMAIN. NO WORK.

EXISTING RESIDENCE  
 420 GRINNELL STREET

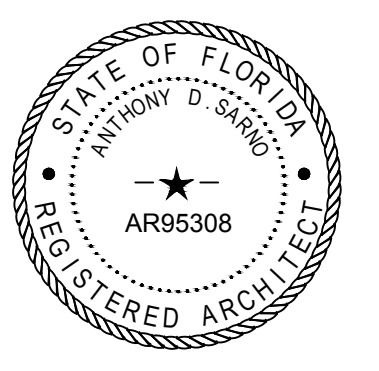
GRINNELL STREET  
 50' RIGHT OF WAY



101 Proposed Site Plan  
 1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308  
 Expiration Date: February 28, 2019

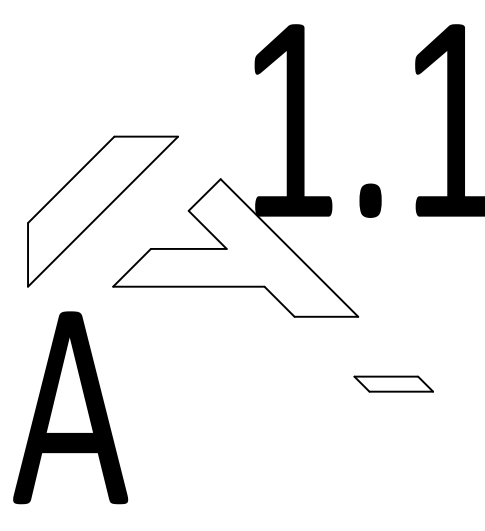
1615 United Street  
 Key West, Florida 33040  
 305.395.2846  
 info@AnthonyArchitecture.com  
 Prof. Reg. Arch. AA26003135  
 Prof. Reg. ID. IB26001303

PROJECT  
 420 Grinnell Street

CLIENT  
 Shapiro Residence

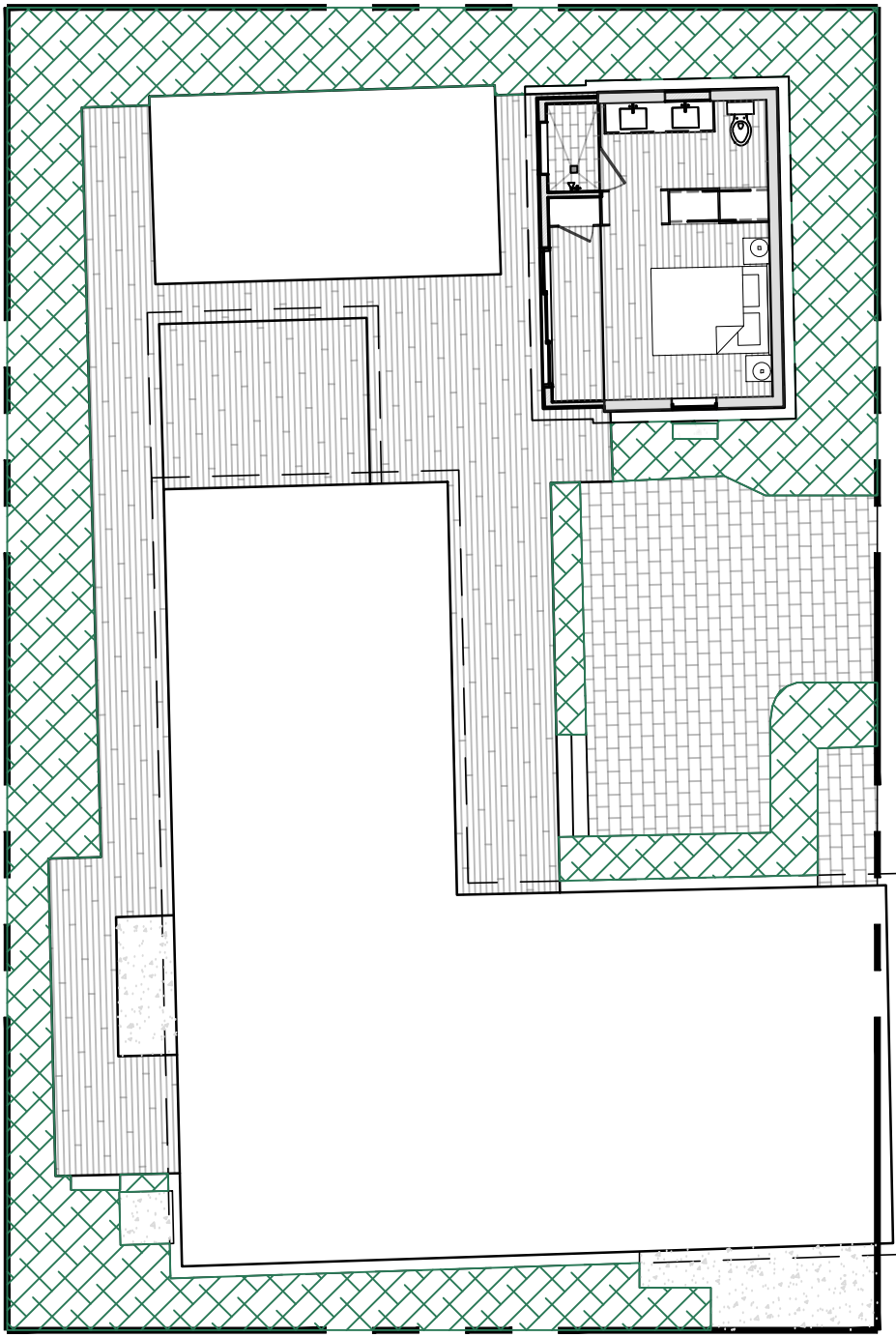
DRAWING  
 PROPOSED SITE PLAN

DATE  
 September 27, 2018

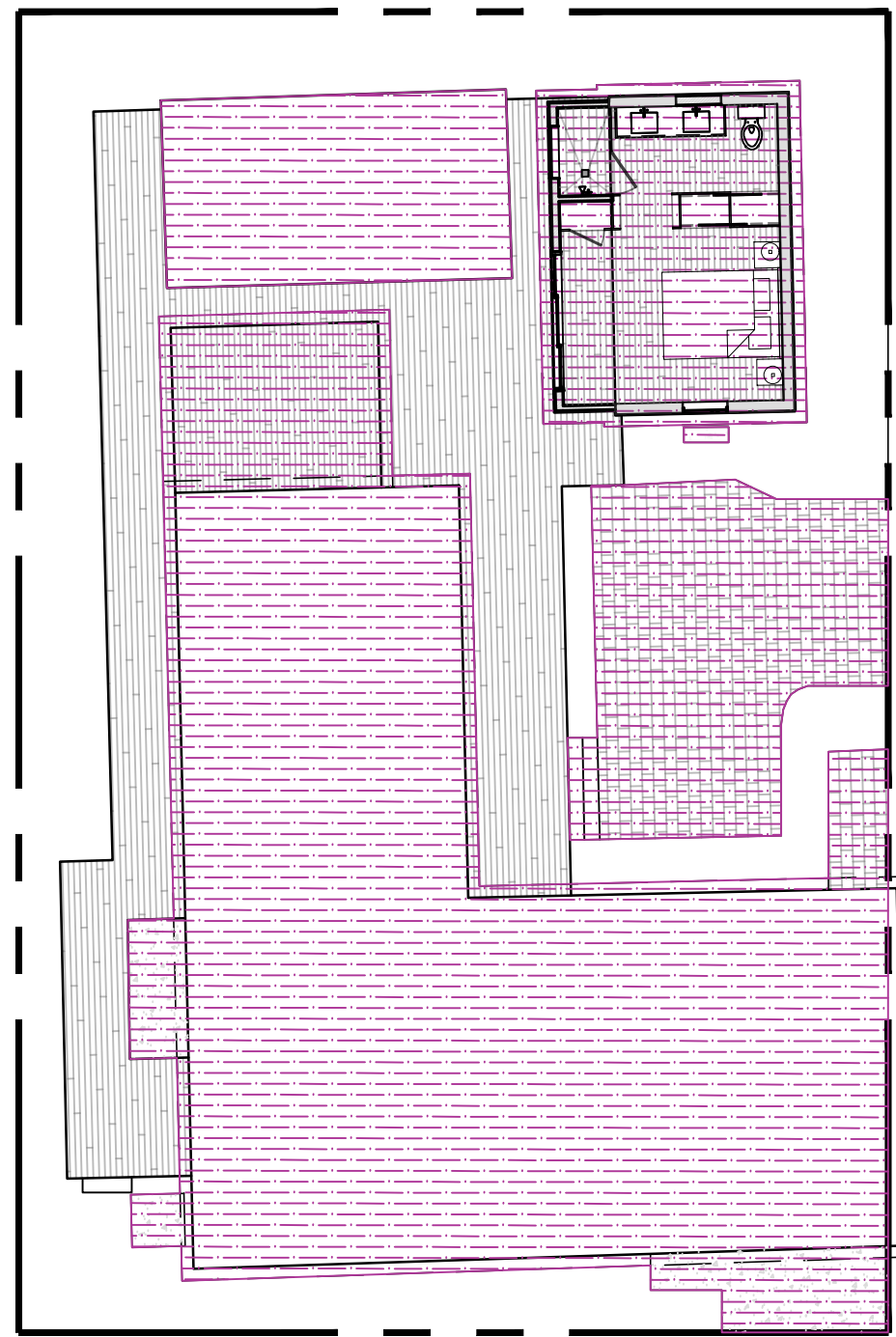




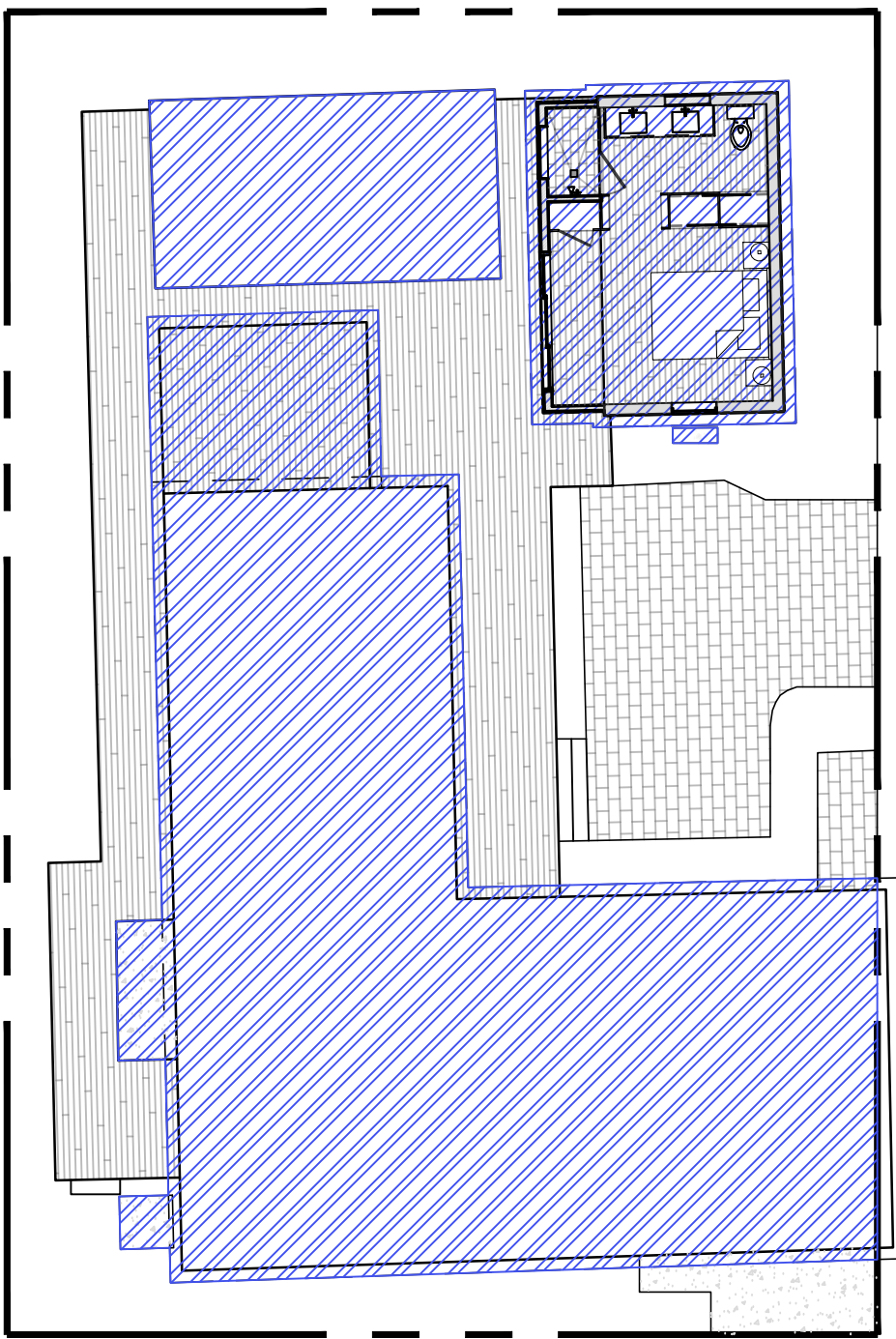
SITE DATA TABLE														
420 Grinnell Street														
CODE REQUIREMENT			EXISTING				PROPOSED				VARIANCE REQUESTED			
ZONING														
Historic Medium Density Residential District (HMDR)														
FLOOD ZONE														
ZONE X														
SIZE OF SITE														
MINIMUM LOT WIDTH	40	FT	0	IN	50	FT	0	IN	50	FT	0	IN	NO CHANGE	
MINIMUM LOT DEPTH	90	FT	0	IN	76	FT	0	IN	76	FT	0	IN	NO CHANGE	
HEIGHT	30	FT	0	IN	22	FT	0	IN	22	FT	0	IN	NO CHANGE	
FRONT SETBACK - EAST	10	FT	0	IN	0	FT	0	IN	0	FT	0	IN	NO CHANGE	
SIDE SETBACK - NORTH	5	FT	0	IN	4	FT	0	IN	4	FT	0	IN	NO CHANGE	
REAR SETBACK - WEST	15	FT	0	IN	0	FT	0	IN	6	FT	3	IN	IMPROVING	
SIDE SETBACK - SOUTH	5	FT	0	IN	0	FT	0	IN	3	FT	0	IN	IMPROVING	
FLOOR AREA RATIO	1.00	MAX	3,800.00	SQ FT	0.52	1,972.00	SQ FT	0.54	2,034.00	SQ FT	0.54	2,034.00	SQ FT	NO CHANGE
BUILDING COVERAGE	40%	MAX	1,520.00	SQ FT	51.13%	1,943.00	SQ FT	52.45%	1,993.00	SQ FT	52.45%	1,993.00	SQ FT	INCREASE OF 50 SQ FT
IMPERVIOUS SURFACE	60%	MAX	2,280.00	SQ FT	60.71%	2,307.00	SQ FT	62.05%	2,358.00	SQ FT	62.05%	2,358.00	SQ FT	INCREASE OF 51 SQ FT
OPEN SPACE LANDSCAPING	35%	MIN	1,330.00	SQ FT	23.63%	898.00	SQ FT	24.03%	913.00	SQ FT	24.03%	913.00	SQ FT	IMPROVING
<b>FLOOR AREA</b>														
FIRST FLOOR						1,332.00	SQ FT			1,394.00	SQ FT			INCREASE OF 62 SQ FT
SECOND FLOOR						640.00	SQ FT			640.00	SQ FT			NO CHANGE
FLOOR AREA TOTAL						1,972.00	SQ FT			2,034.00	SQ FT			



102 Open Space Plan - Proposed  
3/32" = 1'-0"



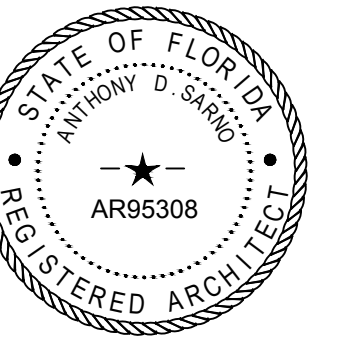
103 Impervious Surface Plan - Proposed  
3/32" = 1'-0"



101 Building Coverage Plan - Proposed  
3/32" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308  
Expiration Date: February 28, 2019

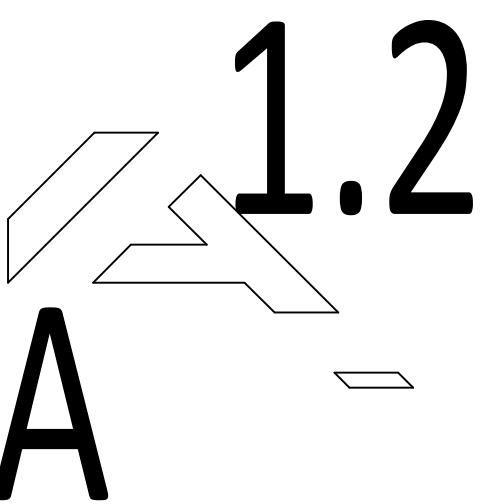
1615 United Street  
Key West, Florida 33040  
305.395.2846  
info@AnthonyArchitecture.com  
Prof. Reg. Arch. AA26003135  
Prof. Reg. ID. IB26001303

PROJECT  
420 Grinnell Street

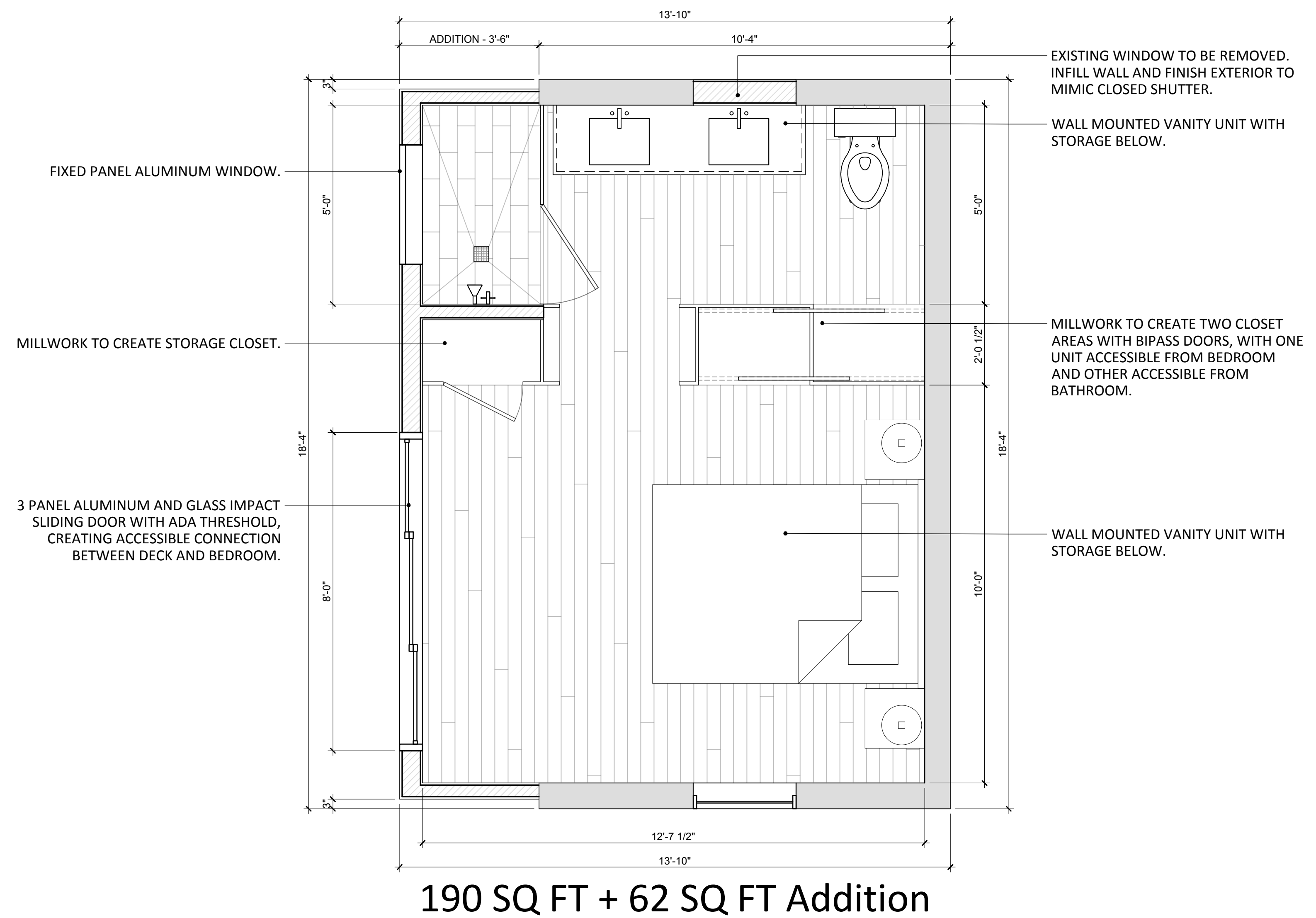
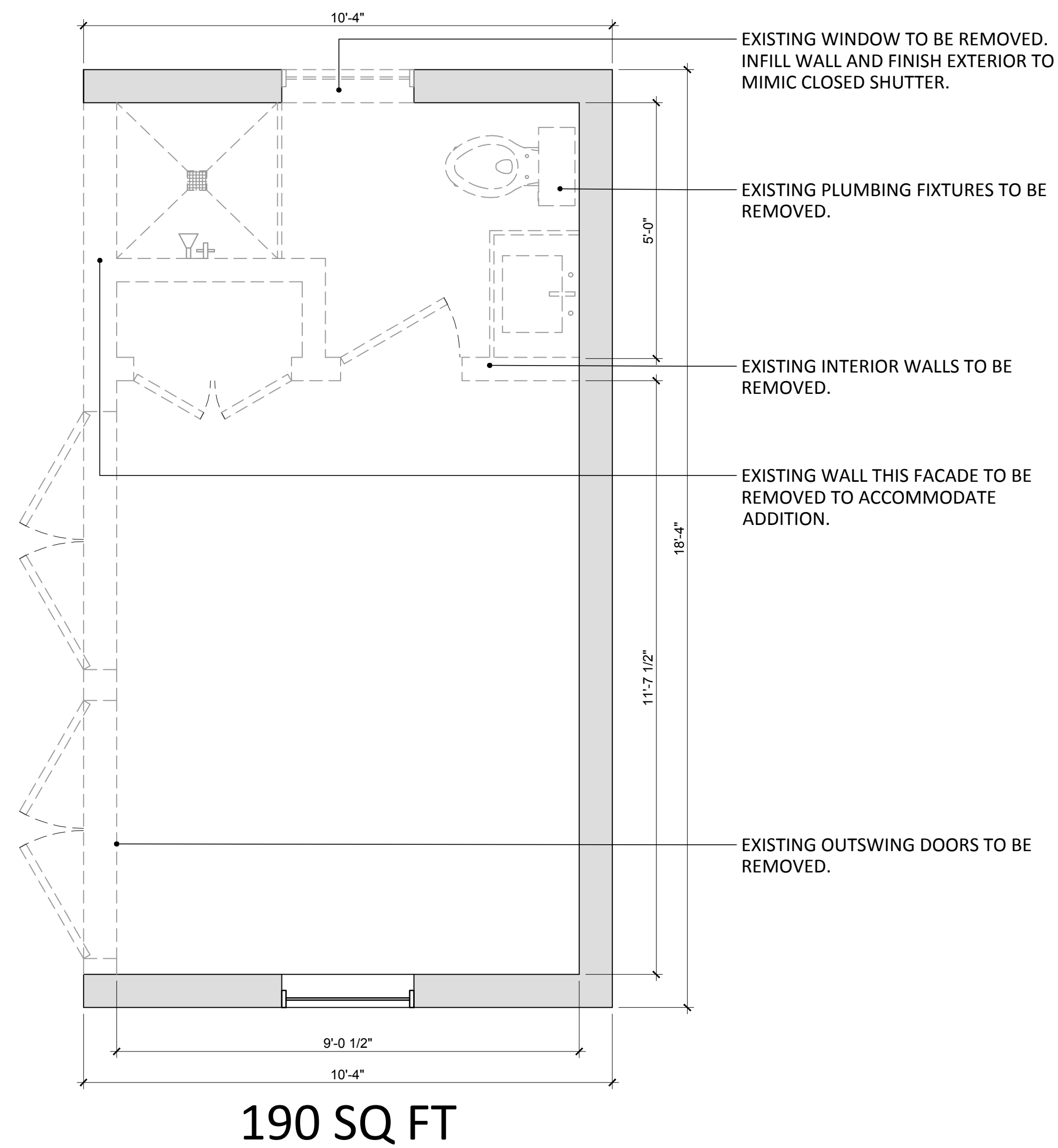
CLIENT  
Shapiro Residence

DRAWING  
PROPOSED CALC PLANS & DATA TABLE

DATE  
September 27, 2018







**102** Cottage Existing / Demolition Floor Plan  
1/2" = 1'-0"

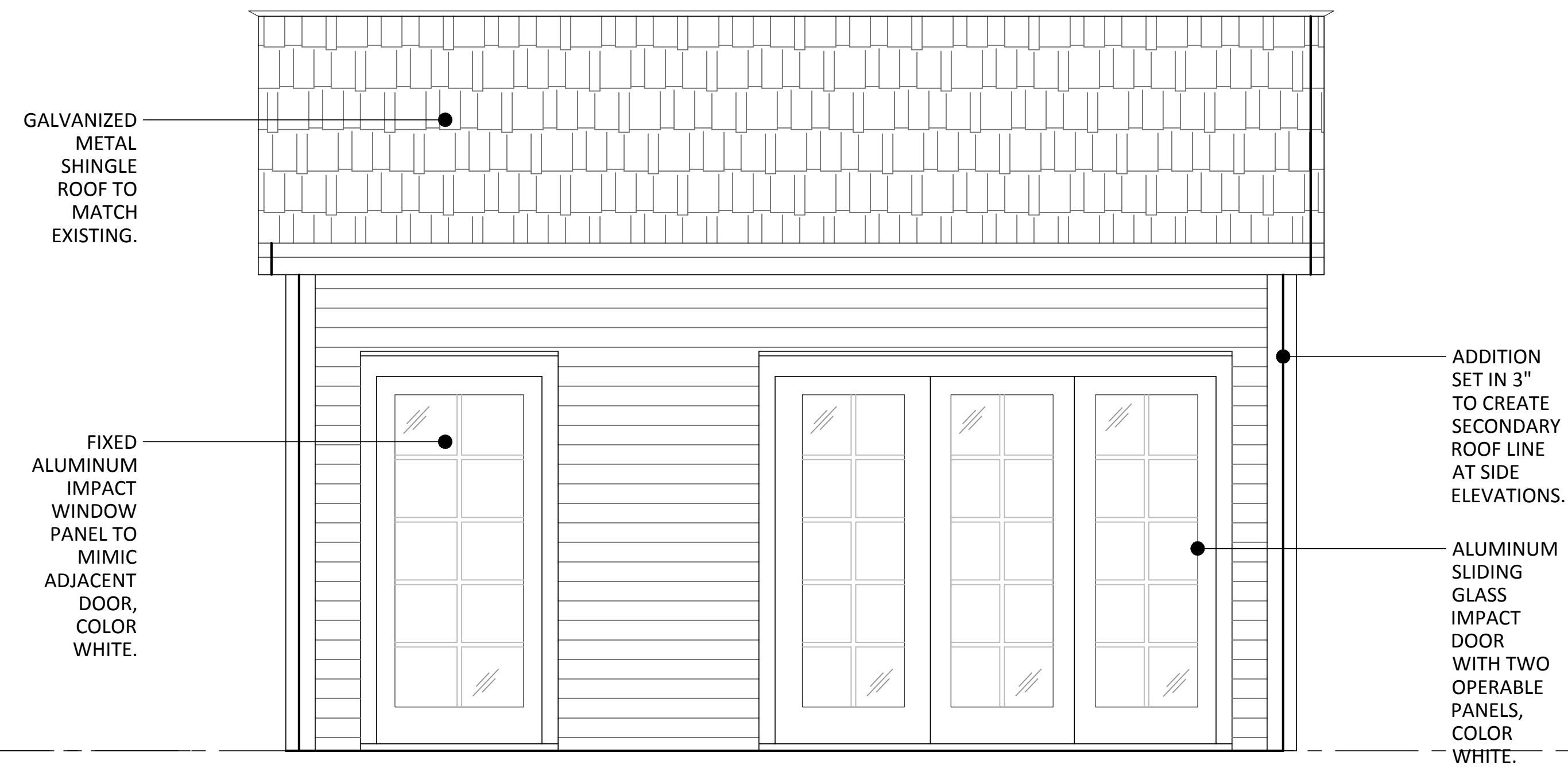
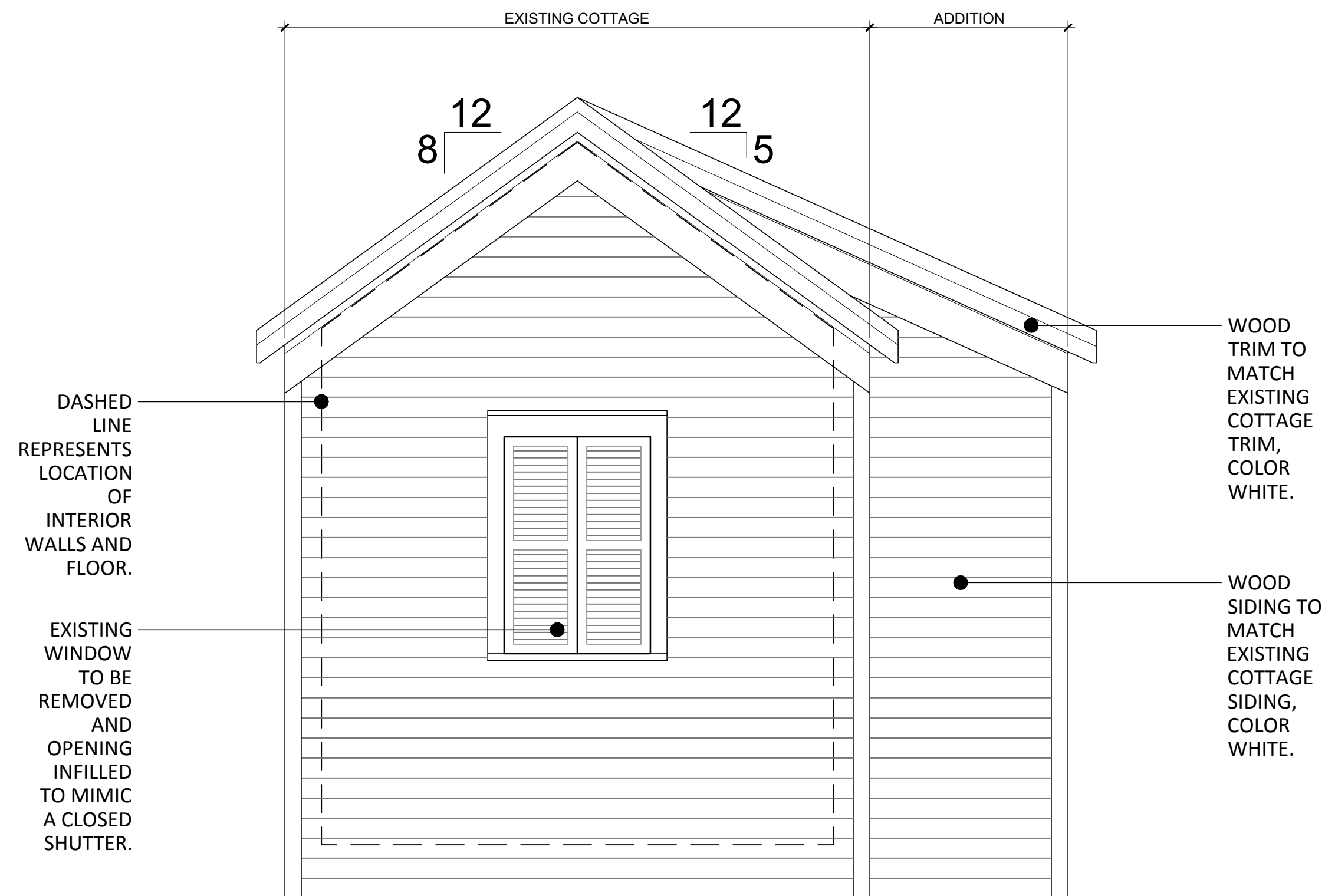
**101** Proposed Cottage Floor Plan  
1/2" = 1'-0"

**PROJECT**  
420 Grinnell Street

**CLIENT**  
Shapiro Residence

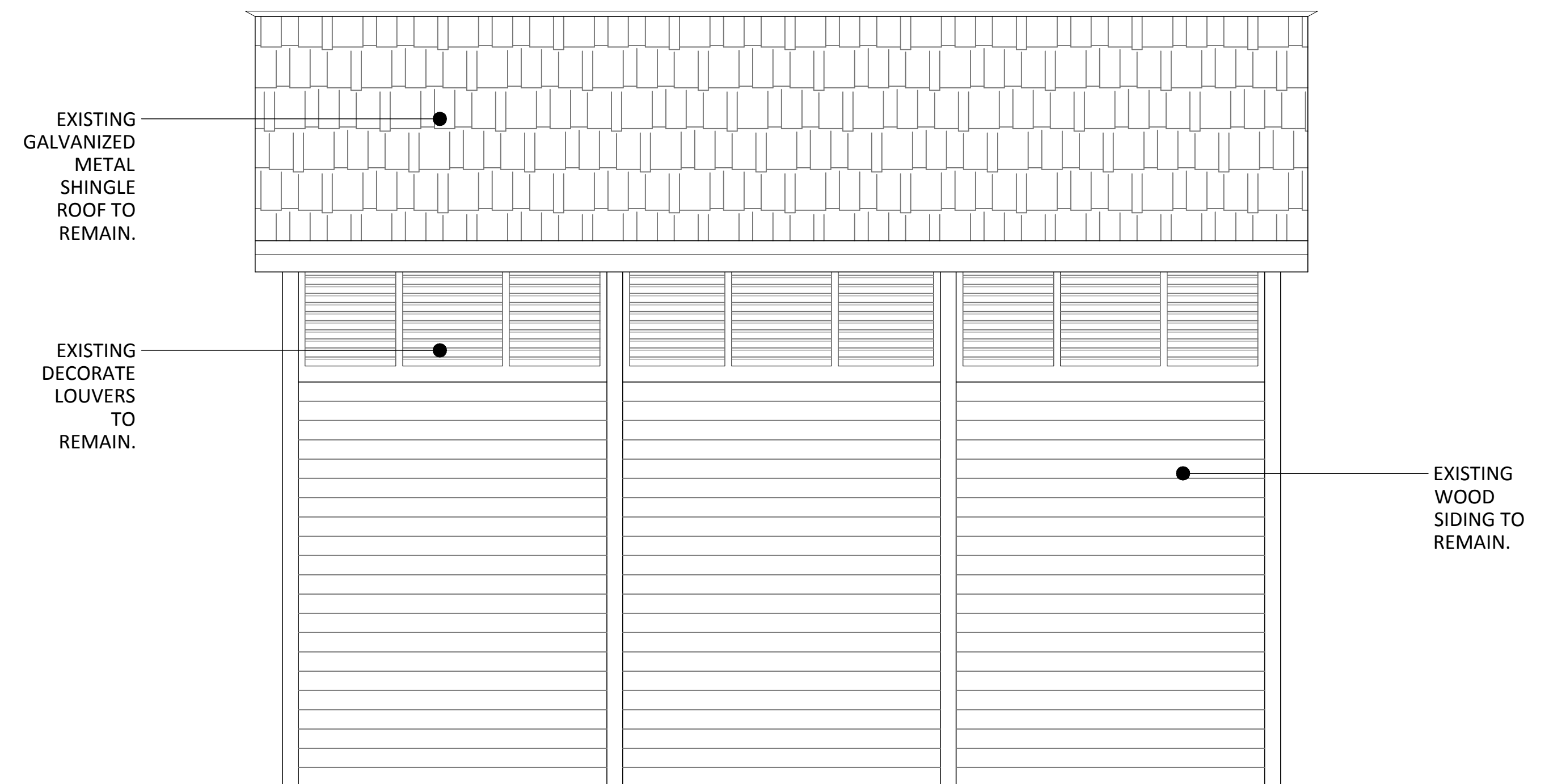
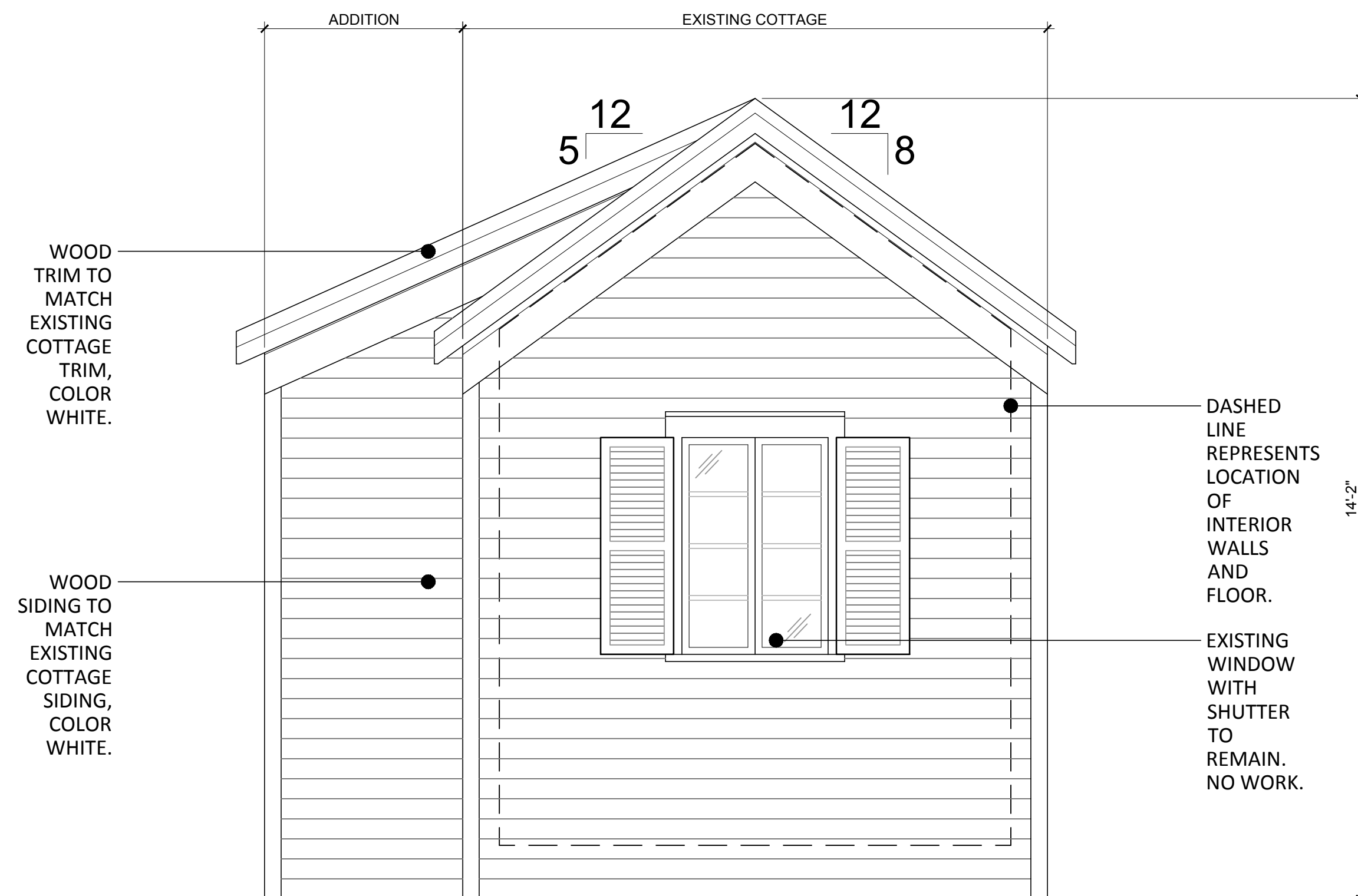
**DRAWING**  
EXISTING & PROPOSED FLOOR PLANS

**DATE**  
September 27, 2018



**104** Proposed North Elevation  
1/2" = 1'-0"

**103** Proposed West Elevation - Rear  
1/2" = 1'-0"



**102** Proposed South Elevation  
1/2" = 1'-0"

**101** Proposed East Elevation - Grinnell Street  
1/2" = 1'-0"

PROJECT  
420 Grinnell Street

CLIENT  
Shapiro Residence

DRAWING  
PROPOSED ELEVATIONS

DATE  
September 27, 2018

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 29, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **ADDITION TO ACCESSORY STRUCTURE. DEMOLITION OF SIDE WALL OF ACCESSORY STRUCTURE. FOR #420 GRINNELL STREET**

**Applicant – Anthony Sarno**

**Application #H2018-0024**

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](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 305-809-3731 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 00005420-000000  
 Account # 1005606  
 Property ID 1005606  
 Millage Group 10KW  
 Location 420 GRINNELL St., KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 33 H3-232 OR592-832 OR1275-544T/D OR1338-1237/9F/J OR1341-459/61F/J OR1922-2123/2124T/C OR2209-74/75  
 Description OR2809-1465/66 OR2901-1465/66  
 (Note: Not to be used on legal documents)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

SHAPIRO WILLIAM RANDALL AND BRANDI LETRICE TR 6/11/2008  
 2105 Bay Club Dr  
 Arlington TX 76013

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$543,708	\$205,030	\$212,917	\$211,692
+ Market Misc Value	\$25,941	\$27,686	\$24,015	\$22,515
+ Market Land Value	\$624,169	\$906,794	\$705,970	\$709,238
= Just Market Value	\$1,193,818	\$1,139,510	\$942,902	\$943,445
= Total Assessed Value	\$1,124,212	\$1,022,011	\$929,101	\$844,638
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,193,818	\$1,139,510	\$942,902	\$943,445

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,800.00	Square Foot	76	50

**Buildings**

Building ID 334  
 Style 2 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2180  
 Finished Sq Ft 1972  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 228  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 3  
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM  
 Year Built 1933  
 EffectiveYearBuilt 2013  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Grade 650  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	108	0	42
FLA	FLOOR LIV AREA	1,972	1,972	398
OPF	OP PRCH FIN LL	100	0	50
<b>TOTAL</b>		<b>2,180</b>	<b>1,972</b>	<b>490</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2006	2007	1	120 SF	2
RES POOL	2006	2007	1	200 SF	5
FENCES	2006	2007	1	204 SF	2
BRICK PATIO	2006	2007	1	231 SF	2
FENCES	2006	2007	1	300 SF	1
WATER FEATURE	2006	2007	1	1 UT	1
WOOD DECK	2006	2007	0	614 SF	2

**Sales**

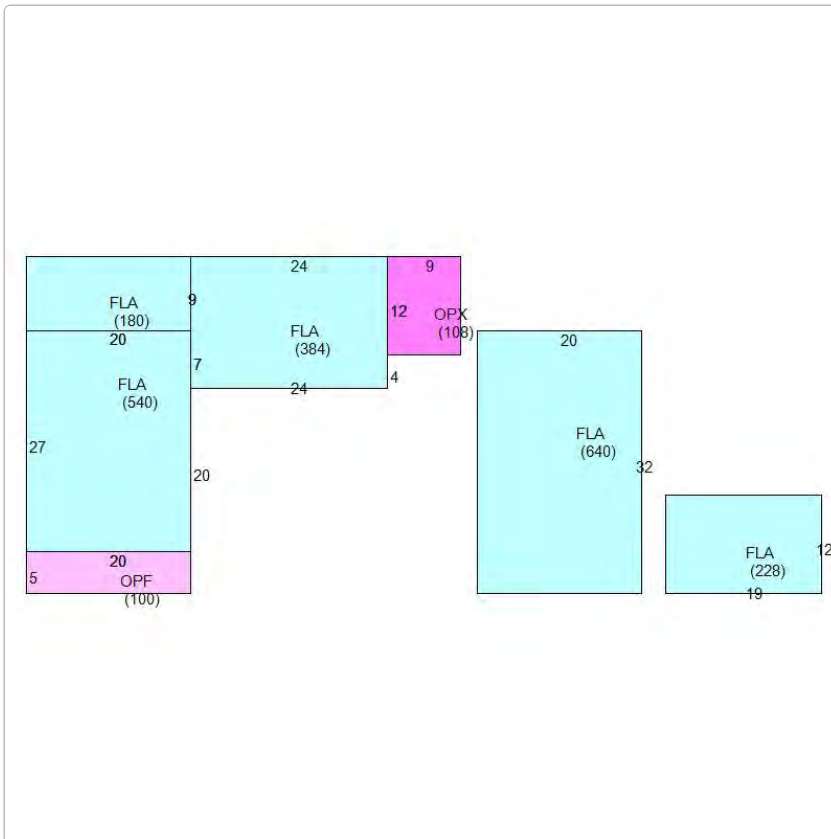
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/9/2018	\$1,960,000	Warranty Deed	2164630	2901	1465	O1 - Qualified	Improved
5/11/2006	\$1,600,000	Warranty Deed		2209	74	Q - Qualified	Improved
8/20/2003	\$699,000	Warranty Deed		1922	2123	K - Unqualified	Improved
9/1/1993	\$17,000	Tax Deed		1275	0544	J - Unqualified	Improved
2/1/1974	\$16,500	Conversion Code		592	832	Q - Qualified	Improved



Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05-5746	12/15/2005	2/11/2006	\$700	Residential	NEW SEWER CONNECTION AT THE STREET FOR POOL COTTAGE
05-3642	8/29/2005	2/11/2006	\$5,000		INSTALL 23 ALUMINUM HURRICAN PANELS 23 OPENING
05-3247	8/4/2005	2/11/2006	\$350	Residential	INSTALL PROPANE LINES & TANK FOR RANGE
05-2781	7/5/2005	2/11/2006	\$15,000	Residential	PLUMBING FOR MAIN HOUSE
05-2122	6/2/2005	2/11/2006	\$6,000	Residential	INSTALL 3.5-TON A/C
05-0899	3/28/2005	2/11/2006	\$35,000	Residential	BUILD NEW POOL 10'x20' WITH 'X' SPA INSIDE OF POOL
05-0471	2/16/2005	2/11/2006	\$16,000	Residential	BUILD NEW FENCE & GATES
05-0471	2/16/2005	2/11/2006	\$432,000	Residential	BUILD NEW REAR ADDITION
02-2420	9/10/2002	10/25/2002	\$4,500	Residential	FENCE & BRICK PAVERS
M943731	11/1/1994	7/1/1995	\$3,150	Residential	3.5 TON AC
B941412	5/1/1994	7/1/1995	\$15,000	Residential	REMODELING, 2 NEW BATHS
B940076	1/1/1994	7/1/1995	\$7,200	Residential	RENOVATIONS
B933010	10/1/1993	7/1/1995	\$2,500	Residential	REPAIRS

Sketches (click to enlarge)



Photos



Map



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

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

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