

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date:	November 26, 2013
Applicant:	Jesse Anderson, Owner
Application Number:	H13-01-1671
Address:	#612 Griffin Lane
Description of Work:	Addition to existing second floor and new dormer for non-historic house. New wrap around porch and fire sprinkler system.
Building/Site Facts:	The one story frame house is not listed in the surveys. The house is in the middle of a block and cannot be visible from any street or lane. According to the Sanborn maps and the Property Appraiser's photo from circa 1965 a one story frame house was built between 1962 and 1965. The actual house does not have any resemblance to what was photographed in the mid 1960's. The majority of the buildings surrounding the property are one and a half and two story structures. The proposed project was submitted and approved by the Planning Board on August 15, 2013 for back yard setbacks. The house has 0' yard setbacks. An easement signed by the property owner and the neighbor establishes the authorization to have and built over an existing wall that encroaches into the neighbor's land.
Ordinance and Guidelines Cited in Review:	Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of pages 36-37.

Staff Analysis

The Certificate of Appropriateness proposes a new addition of a second floor over the back portion of a non-historic structure. The new proposed second story addition will have the same height of the main roof. The plan also includes a new dormer and a wraparound porch on the east and south elevations. Hardi

board is proposed as the siding material for the rest of the addition. A two story back porch is also proposed in the plans. The second story addition will impact resistant 2 over 2 windows are proposed in the addition. Hardi board is proposed as siding and v-crimp panels will be used for roofing. Wood railings are proposed on the second floor wraparound porch. The proposed second story addition will not have eaves and all gutters and downspouts systems must direct all water into the property. The Planning Board resolution 2013-43 states that the house must have a fire safety sprinkle system.

Consistency with Guidelines

1. The proposed second story addition on the back of the house will be compatible with the characteristics of the original house. The existing house does not have any significant architectural quality.
2. The proposed addition will have a scale, mass and height that is in keeping with the original structure and surrounding buildings.

It is staff's opinion that the proposed plans are consistent with the Historic Architectural Guidelines. The second story addition is well proportioned and scaled to the existing building.

Application

62 101533



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**
APPLICATION # 1-2 13-011671

OWNER'S NAME: Jesse Anderson DATE: 10/24/13

OWNER'S ADDRESS: 612 Griffin Ln PHONE #: 305-923-5216

APPLICANT'S NAME: same PHONE #:

APPLICANT'S ADDRESS:

ADDRESS OF CONSTRUCTION: 612 Griffin Ln # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Addition to second floor and dormer. Add 2 bath, 1 bedroom / closet, wraparound porch. Install fire sprinkler system as per Fire Marshall request.

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 in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way 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.

Date: 10/24/13

Applicant's Signature: Jesse Anderson

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT, CARPET, CHIPS, AND DRAINING FABRIC

Permit: 10/28/13 Date: 10/28/13 Receipt no: 7569

PT

Trans number: 452
CK CHECK

Date: 10/28/13

BUILDING PERMITS NEW
Staff Use Only

Fee Due: \$ 100.00
2981763
100.00

Time: 14:23:23

Staff Approval:

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Non historic house. Not listed
Guidelines for additions*

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Easement

This document prepared by and return to:
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
(305) 294-0252

EASEMENT AGREEMENT

THIS AGREEMENT made this 9th day of November, 2013 between the RICHARD N. BASCOM, as Trustee of the RICHARD N. BASCOM REVOCABLE TRUST (hereinafter Grantor), and JESSE K. ANDERSON (hereinafter Grantee).

RECITALS

Grantee is owner of the property known as 612 Griffin Lane, Key West, Florida, including a building that encroaches onto the Grantor's property. Specifically, the Grantee's building encroaches 0.57' into Grantor's property for a length of approximately 1.2', according to a survey by Frederick H. Hildebrandt dated March 22, 2013, (copy attached hereto). This encroachment impedes marketability of the property.

The parties agree that the subject encroachment has existed for some years.

I. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee an easement for use of 0.57' in width by 1.2' in length of Grantor's left rear yard currently occupied by the building on the property located at 612 Griffin Lane, as more specifically described in the attached survey. The easement shall pertain to that structural portion currently existing on the property only and not to any other encroachments. The grant of this easement is conditioned upon the following: (1) there shall be no new footprint created which enlarges the encroachment, except that the vertical plane of the existing structure may be expanded to provide for a second floor above the existing one story encroachment; and (2) the existing roof which overhangs Grantor's property shall be eliminated in conjunction with the house renovation and improvements occurring on Grantee's property.

II. EASEMENT TERMINATION

Grantee agrees that the improvements located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair, maintain and replace the improvements in the ordinary course of maintenance.

In the event the improvements are removed, or destroyed by fire, hurricane or other cause, this easement shall end, and any replacement or improvements shall be constructed outside of this easement area.

This Easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement the date above written.

GRANTOR:

RICHARD N. BASCOM REVOCABLE TRUST

By: Richard N Bascom
Richard N. Bascom, Trustee

STATE OF New Hampshire
COUNTY OF Sullivan

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD N. BASCOM, as Trustee of the RICHARD N. BASCOM REVOCABLE TRUST, who is personally known to me to be the individual described in and who executed the foregoing or who produced NH license as identification, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Newport, County of Sullivan, and State of New Hampshire, this 11 day of November, 2013.

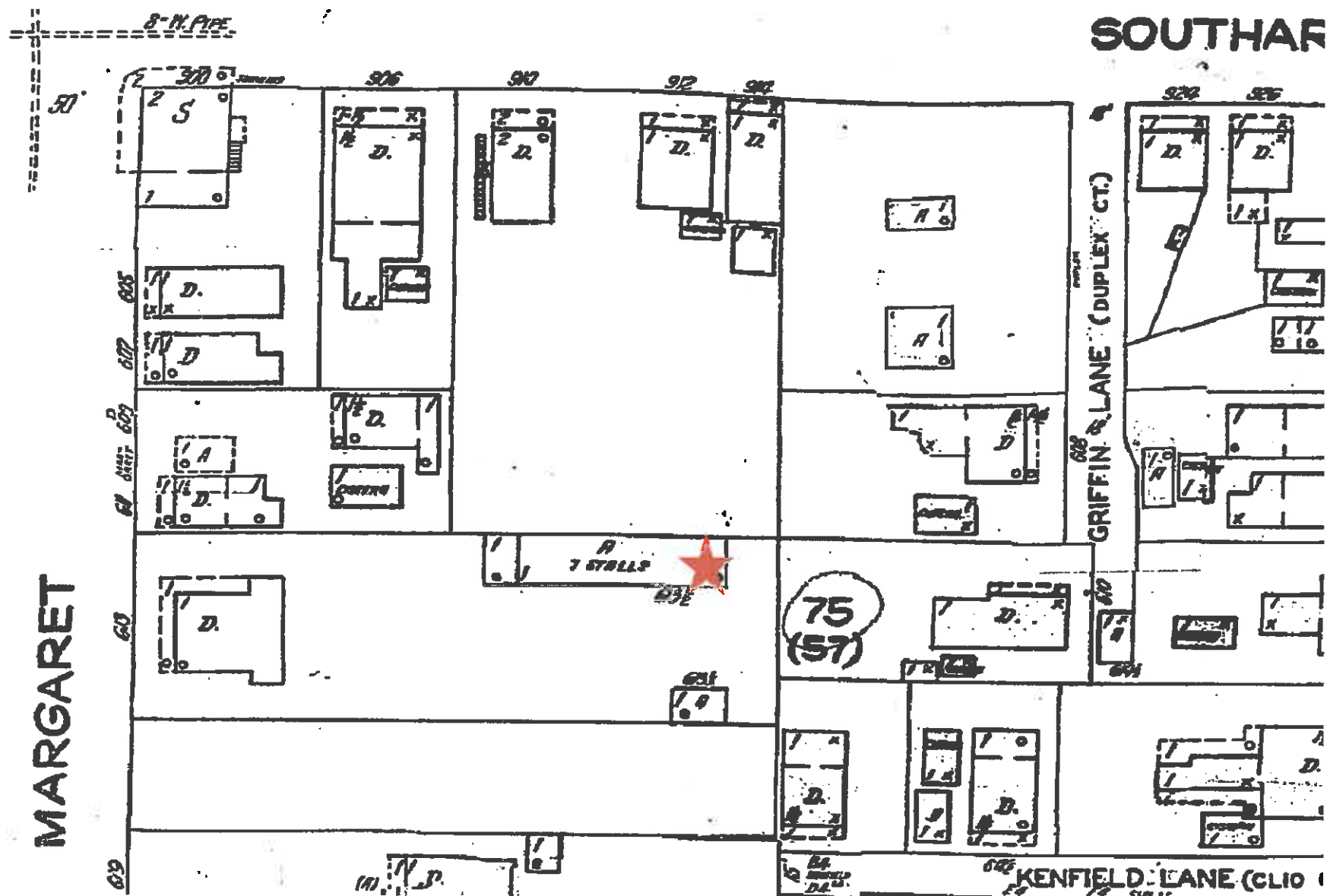
Marie L. Brown
Printed Name of Notary

Marie L. Brown
NOTARY PUBLIC

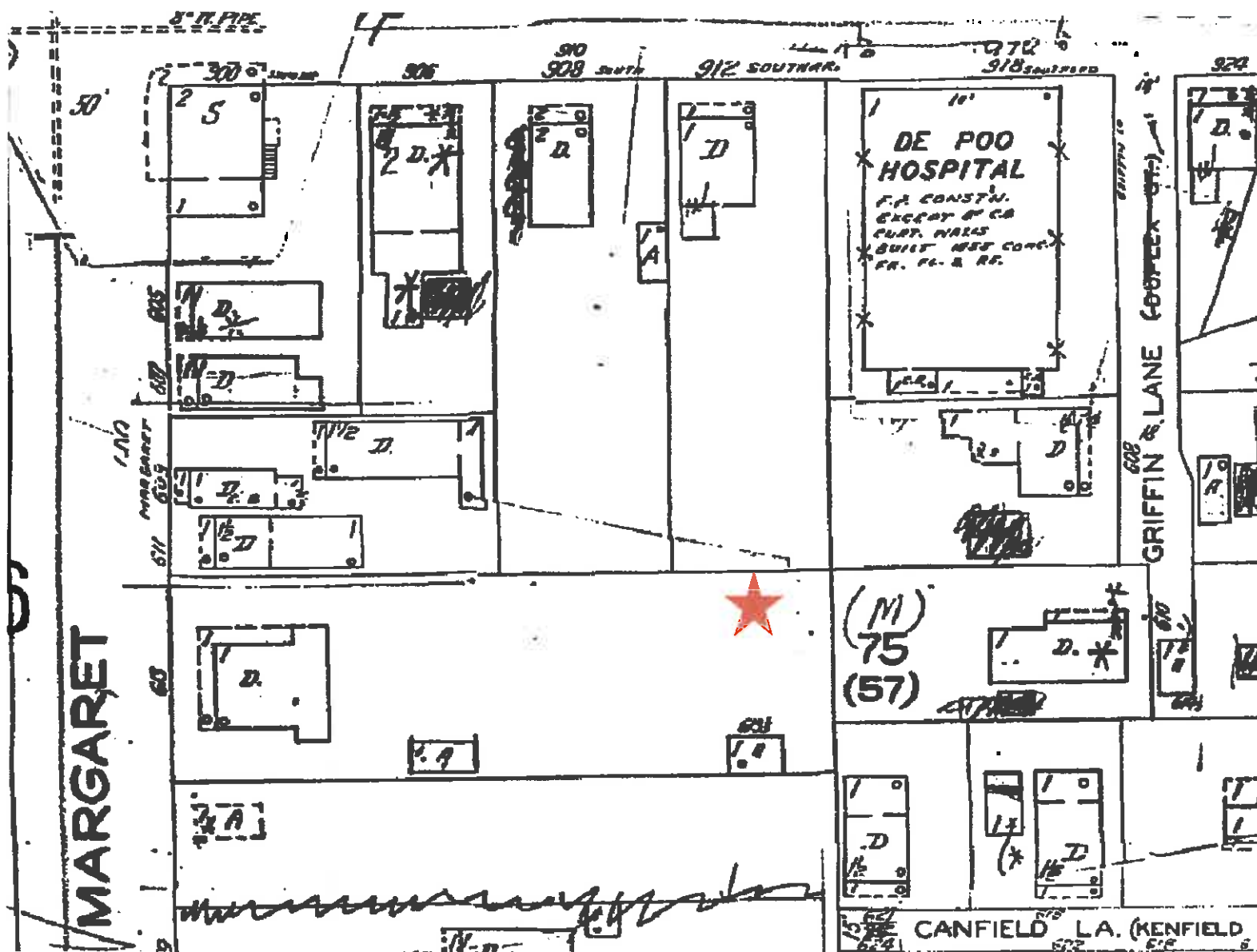
My Commission Expires:

MARIE L. BROWN, Notary Public
My Commission Expires August 14, 2016

Sanborn Maps



#612 Griffin Lane Sanborn map 1948



#612 Griffin Lane Sanborn map 1962

Project Photos



Photo taken the Property Appraiser's office c1965; 612 Griffin Lane. Monroe County Library

612 Griffin Ln. Photos



IMG_3362



IMG_3363



IMG_3364



IMG_3611



IMG_3612



IMG_3613



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IMG_3761



IMG_3762



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IMG_3683

Adjacent Buildings



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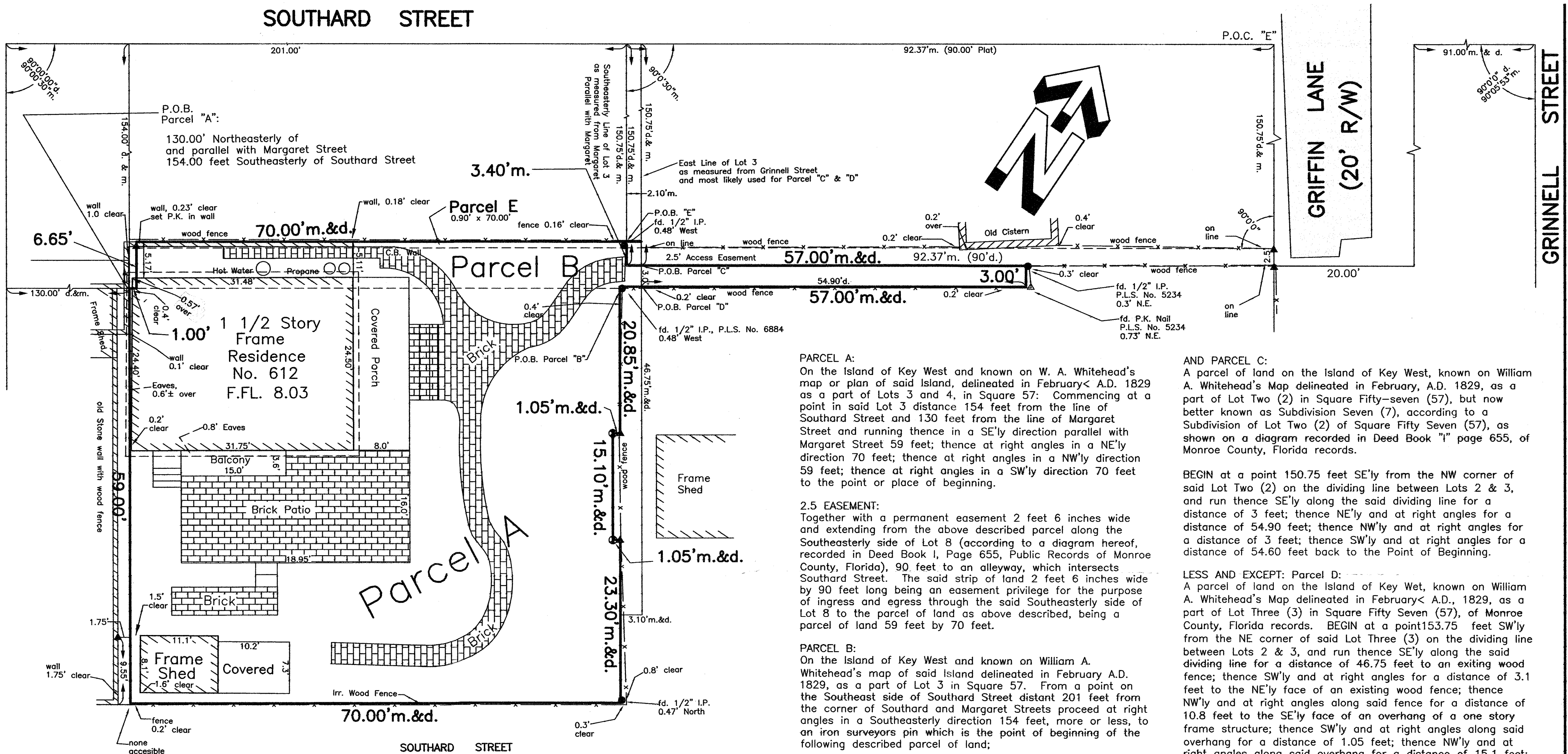


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Survey

SOUTHARD STREET

MARGARET STREET

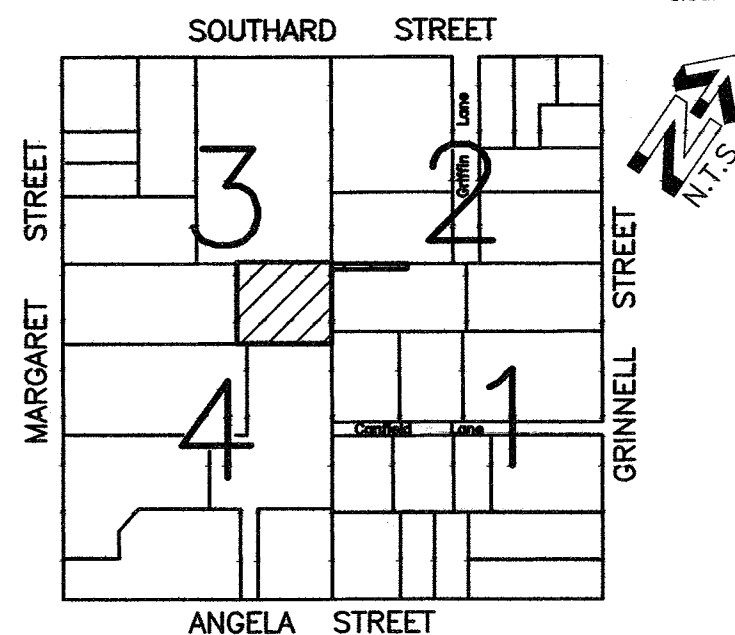


ABBREVIATIONS:

Sty. = Story
R/W = Right-of-Way
fd. = Found
P = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book

o/h = Overhead
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
w.m. = Water Meter
Pl. = Planter
Bal. = Balcony
p. = page pg.
C.B.S. = Concrete Block Stucco
cov'd. = Covered

Field Work performed on: 3/22/13



LOCATION MAP
Square 57, City of Key West

"AND", PARCEL "E":

A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Three (3) in Square Fifty-seven (57), but now better known as Subdivision Seven (7), according to a Subdivision of Lot Two (2) of Square Fifty Seven (57), as shown on a diagram recorded in Deed Book "I" page 655, of Monroe County, Florida records.

Commencing at the intersection of the Southwesterly Right-of-Way Line of Griffin Lane and the Southeasterly Right-of-Way Line of Southard Street; thence in Southwesterly direction along the said Southeasterly Right-of-Way Line of Southard Street for 92.37 feet; thence at a right angle and in a Southeasterly direction for 150.75 feet to the Point of Beginning; thence continue in a Southeasterly direction for 0.90 feet; thence at a right angle and in a Southwesterly direction for 70.00 feet; thence at a right angle and in a Northwesterly direction for 0.90 feet; thence at a right angle and in a Northeasterly direction for 90.00 feet to the Point of Beginning. Containing 63 square feet, more or less.

PARCEL A:

On the Island of Key West and known on W. A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829 as a part of Lots 3 and 4, in Square 57: Commencing at a point in said Lot 3 distance 154 feet from the line of Southard Street and 130 feet from the line of Margaret Street and running thence in a SE'y direction parallel with Margaret Street 59 feet; thence at right angles in a NE'y direction 70 feet; thence at right angles in a NW'y direction 59 feet; thence at right angles in a SW'y direction 70 feet to the point or place of beginning.

2.5 EASEMENT:

Together with a permanent easement 2 feet 6 inches wide and extending from the above described parcel along the Southeasterly side of Lot 8 (according to a diagram hereof, recorded in Deed Book I, Page 655, Public Records of Monroe County, Florida), 90 feet to an alleyway, which intersects Southard Street. The said strip of land 2 feet 6 inches wide by 90 feet long being an easement privilege for the purpose of ingress and egress through the said Southeasterly side of Lot 8 to the parcel of land as above described, being a parcel of land 59 feet by 70 feet.

PARCEL B:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Lot 3 in Square 57. From a point on the Southeast side of Southard Street distant 201 feet from the corner of Southard and Margaret Streets proceed at right angles in a Southeasterly direction 154 feet, more or less, to an iron surveyors pin which is the point of beginning of the following described parcel of land;

From the point of beginning proceed in a Southwesterly direction parallel to Southard Street 70 feet; thence at right angles in a Northwesterly direction 5.75 feet; thence at right angles in a Northeasterly direction parallel to Southard Street 70 feet; thence at right angles in a Southeasterly direction 5.75 feet to the Point of Beginning.

AND PARCEL C:

A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Two (2) in Square Fifty-seven (57), but now better known as Subdivision Seven (7), according to a Subdivision of Lot Two (2) of Square Fifty Seven (57), as shown on a diagram recorded in Deed Book "I" page 655, of Monroe County, Florida records.

BEGIN at a point 150.75 feet SE'y from the NW corner of said Lot Two (2) on the dividing line between Lots 2 & 3, and run thence SE'y along the said dividing line for a distance of 3 feet; thence NE'y and at right angles for a distance of 54.90 feet; thence NW'y and at right angles for a distance of 3 feet; thence SW'y and at right angles for a distance of 54.60 feet back to the Point of Beginning.

LESS AND EXCEPT: Parcel D:

A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Three (3) in Square Fifty Seven (57), of Monroe County, Florida records. BEGIN at a point 153.75 feet SW'y from the NE corner of said Lot Three (3) on the dividing line between Lots 2 & 3, and run thence SE'y along the said dividing line for a distance of 46.75 feet to an existing wood fence; thence SW'y and at right angles for a distance of 3.1 feet to the NE'y face of an existing wood fence; thence NW'y and at right angles along said fence for a distance of 10.8 feet to the SE'y face of an overhang of a one story frame structure; thence SW'y and at right angles along said overhang for a distance of 1.05 feet; thence NW'y and at right angles along said overhang for a distance of 15.1 feet; thence NE'y and at right angles along said overhang for a distance of 1.05 feet to the NE'y face of an existing wood fence; thence NW'y and at right angles along said NE'y face of said fence for a distance of 20.85 feet; thence NE'y for a distance of 3.2 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on plat
3.4 denotes existing elevation 7.215
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: V-267 Elevation:

MONUMENTATION:

● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
▲ = Set P.K. Nail, P.L.S. No. 2749
△ = Fd. P.K. Nail

CERTIFICATION:

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Jesse Kurtz Anderson 612 Griffin Lane, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 13-164	
Scale: 1"=10'	Ref. KW21-22	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/5/09	File 197-41	Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
2/10/09: Margaret Street, Eaves			
2/12/09: Address			
3/22/13: New Legal, brick			
c:/datafred/dwg/keywest/block50/612griffin			

ISLAND SURVEYING INC.

ENGINEERS	PLANNERS	SURVEYORS
3152 Northside Drive Suite 201 Key West, Fl. 33040	(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700	

Planning Board Resolution

**PLANNING BOARD
RESOLUTION No. 2013-43**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING A VARIANCE
FOR PROPERTY LOCATED AT 612 GRIFFIN
LANE (RE# 00011230-000000, AK# 1011533) IN
THE HISTORIC HIGH DENSITY
RESIDENTIAL (HHDR) ZONING DISTRICT,
FOR REAR YARD SETBACK REQUIREMENTS
FOR A SECOND STORY ADDITION PER
SECTION 90-391 and SECTION 122-630 (6)c. OF
THE LAND DEVELOPMENT REGULATIONS
OF THE CODE OF ORDINANCES OF THE
CITY OF KEY WEST.**



WHEREAS, Section 122-630 (6)c of the Code of Ordinances provides that the minimum rear yard setback distance for a building is 20 feet from the property line; and

WHEREAS, Section 90-391 of the Land Development Regulations allows aggrieved property owners to request relief from the requirements of the code through the variance process with seven criteria for approval; and

WHEREAS, the applicant requested variances to rear yard setback requirements to allow a 0' lot line in order to build a second story addition on to the existing non-conforming one-story structure; and



Chairman



Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 15, 2013; 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 variances 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 variances granted are the minimum variances



Chairman



Planning Director

that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances 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 shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board 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 variances application, and by addressing the objections expressed by those 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.



Chairman


Planning Director

Section 2. An approval by resolution of the Key West Planning Board to allow a second story structure to be constructed at 0 feet from the property line by granting a variance to rear yard setback requirements per plans received July 1, 2013 attached herein, on property located at 612 Griffin Lane (RE# 00011230-000000, AK # 1011533) in the HHDR zoning district per Sections 90-391, and Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. That a fire safety sprinkle system be installed in the house and approved by the City's Fire Marshal.
2. That a certificate of appropriateness is obtained from HARC.
3. That all gutters are directed in to downspouts that are directed onto landscaped areas or swales on the property.

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

in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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 9J-1, 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 duly noticed meeting held this 15th day of August, 2013.

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



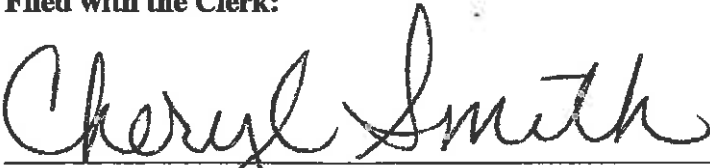
Richard Kliteniek, Planning Board Chairman
9/9/2013
Date

Attest:



Donald Leland Craig, AICP, Planning Director
9.5.13
Date

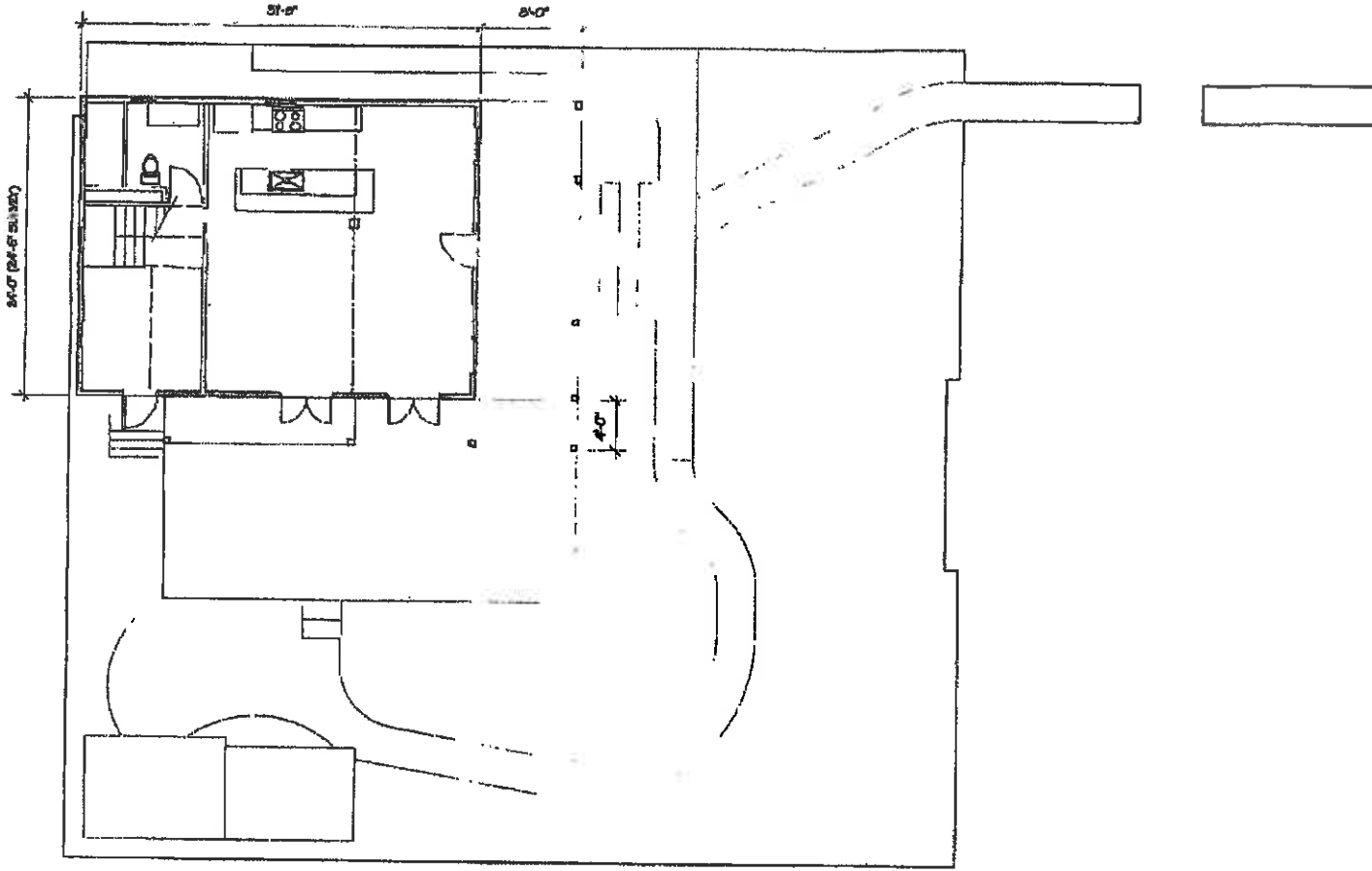
Filed with the Clerk:



Cheryl Smith, City Clerk
9-12-13
Date

Chairman

Planning Director



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

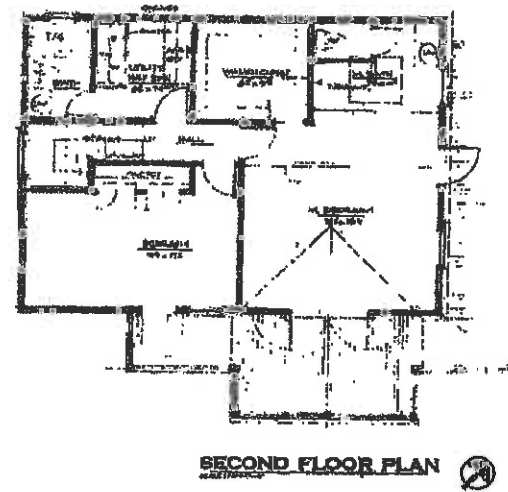
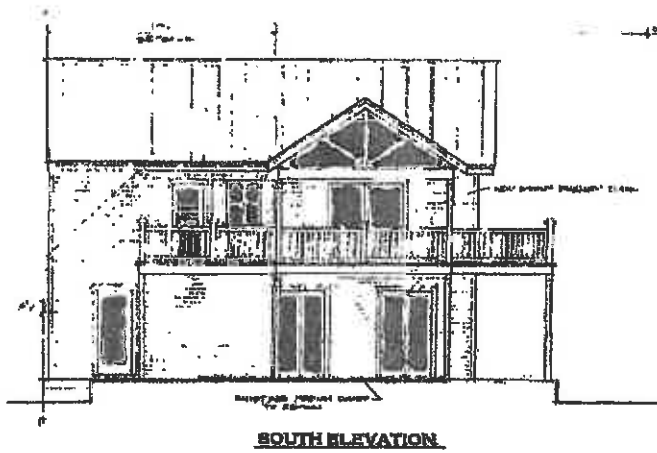


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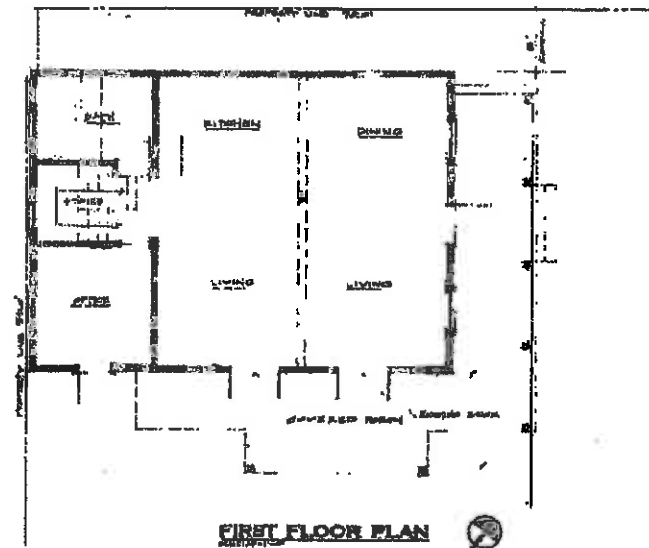
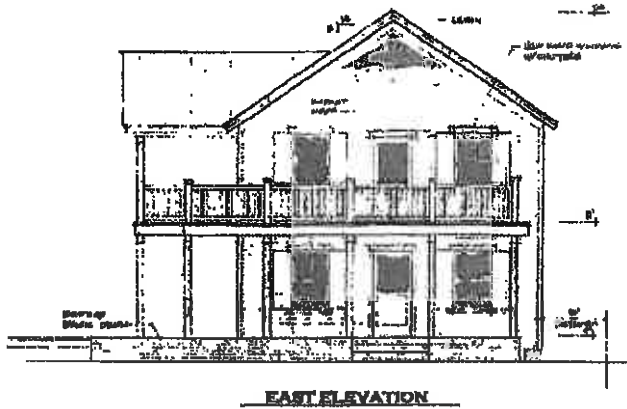
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renovations to
 610 GRIFFIN LANE
 KEY WEST, FLORIDA

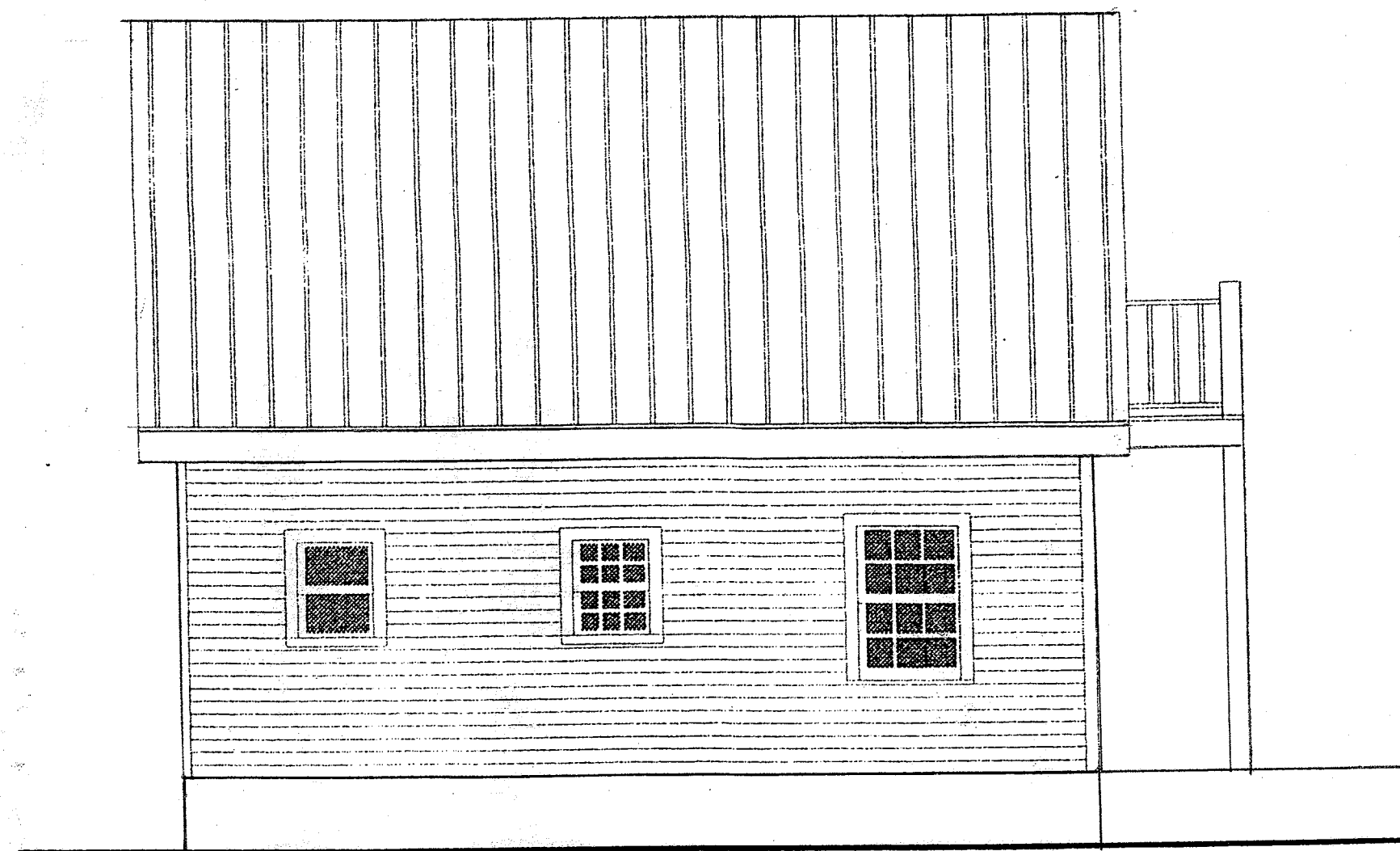


WLB
2.11.13

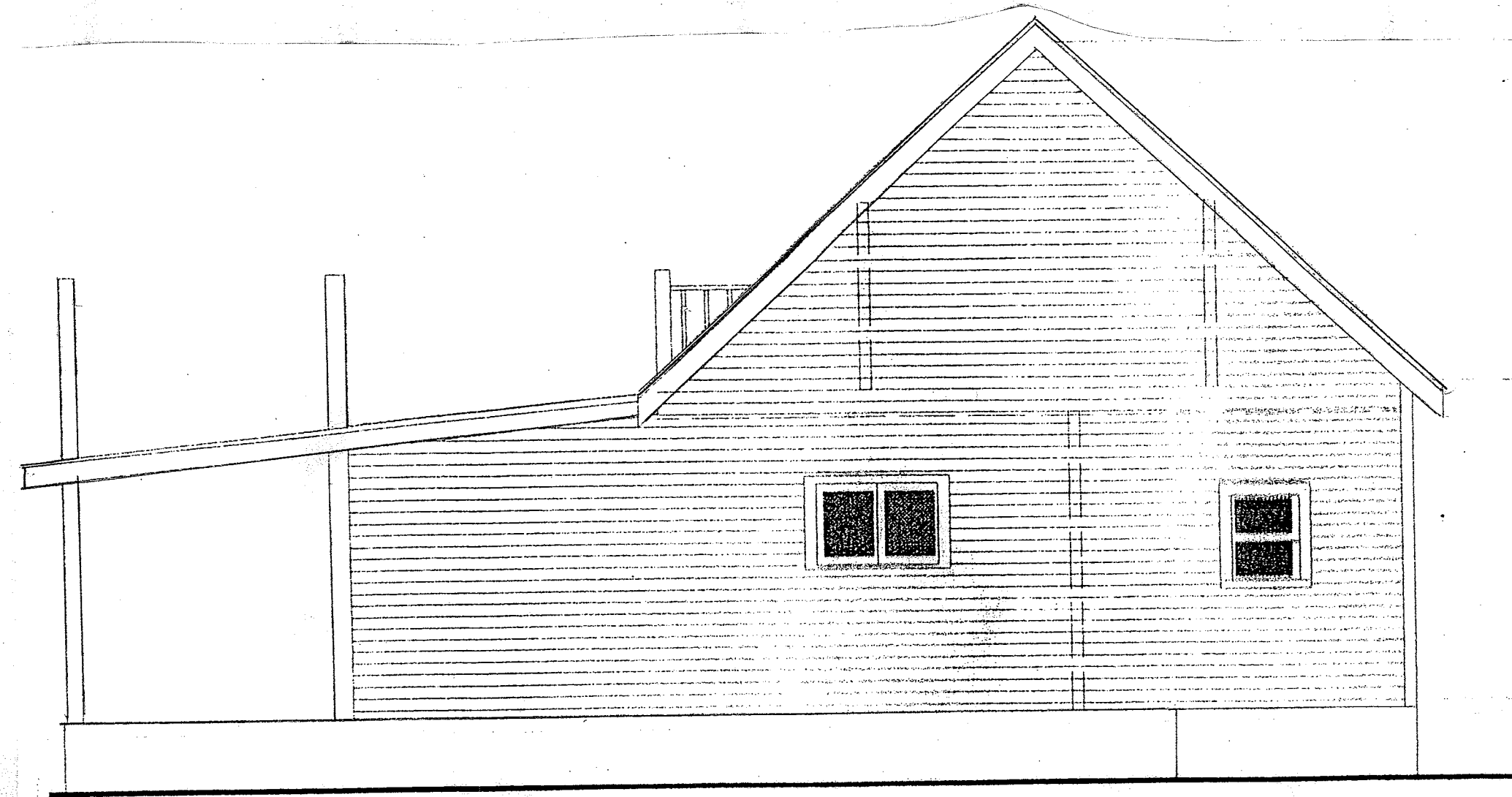


ANDERSON RESIDENCE SECOND FLOOR ADDITION 611 E GRIFFIN LANE KEY WEST, FLORIDA									
WILLIAM ADWAIN ARCHITECTURE 25000 LANE KEY WEST, FL 34701		ARCHITECT'S NOTES FLORIDA ARCHITECT 11-15-12		PROJECT NO. 1504		DATE: 2-14-13		A2	

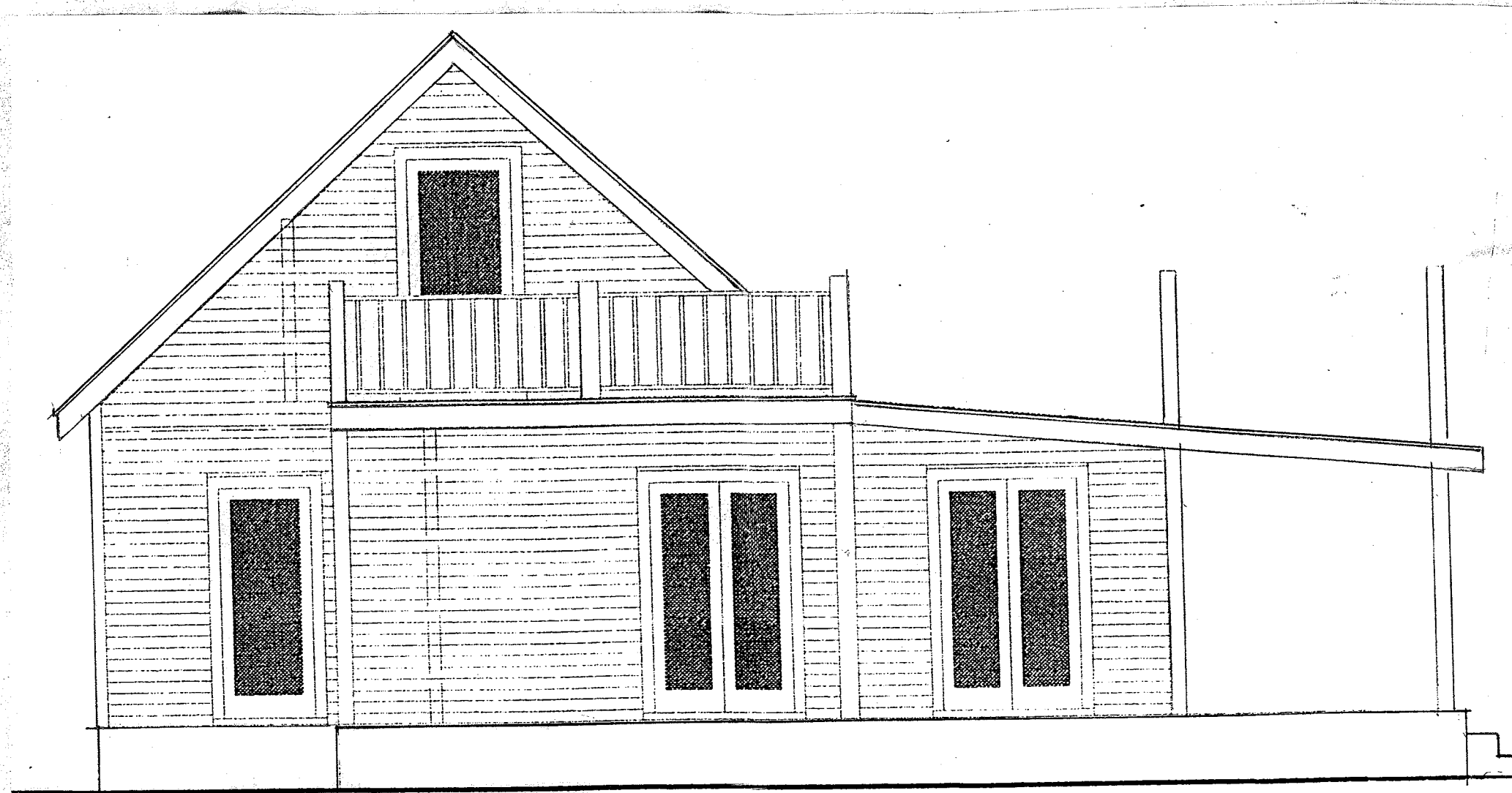
Proposed design



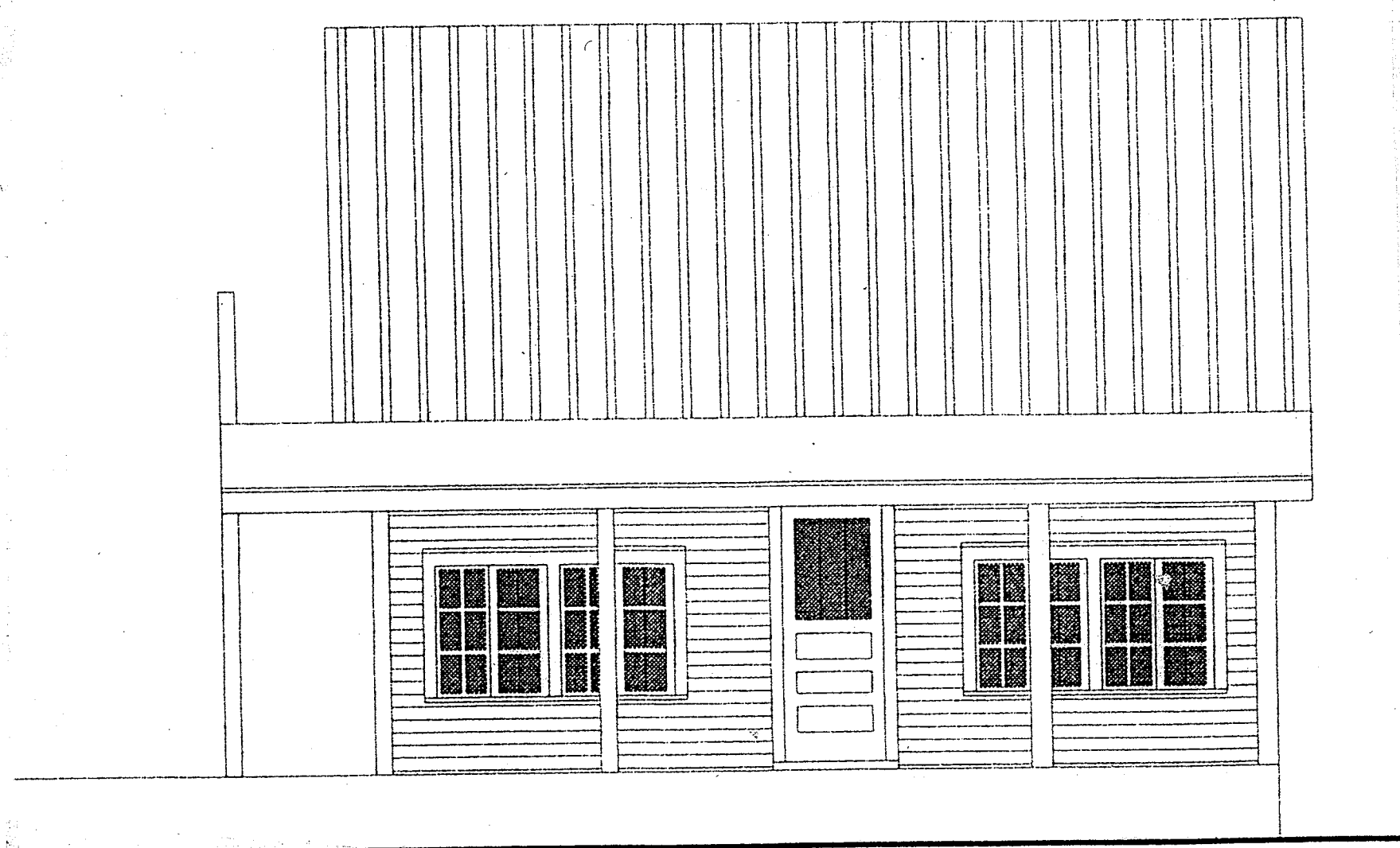
WEST ELEVATION



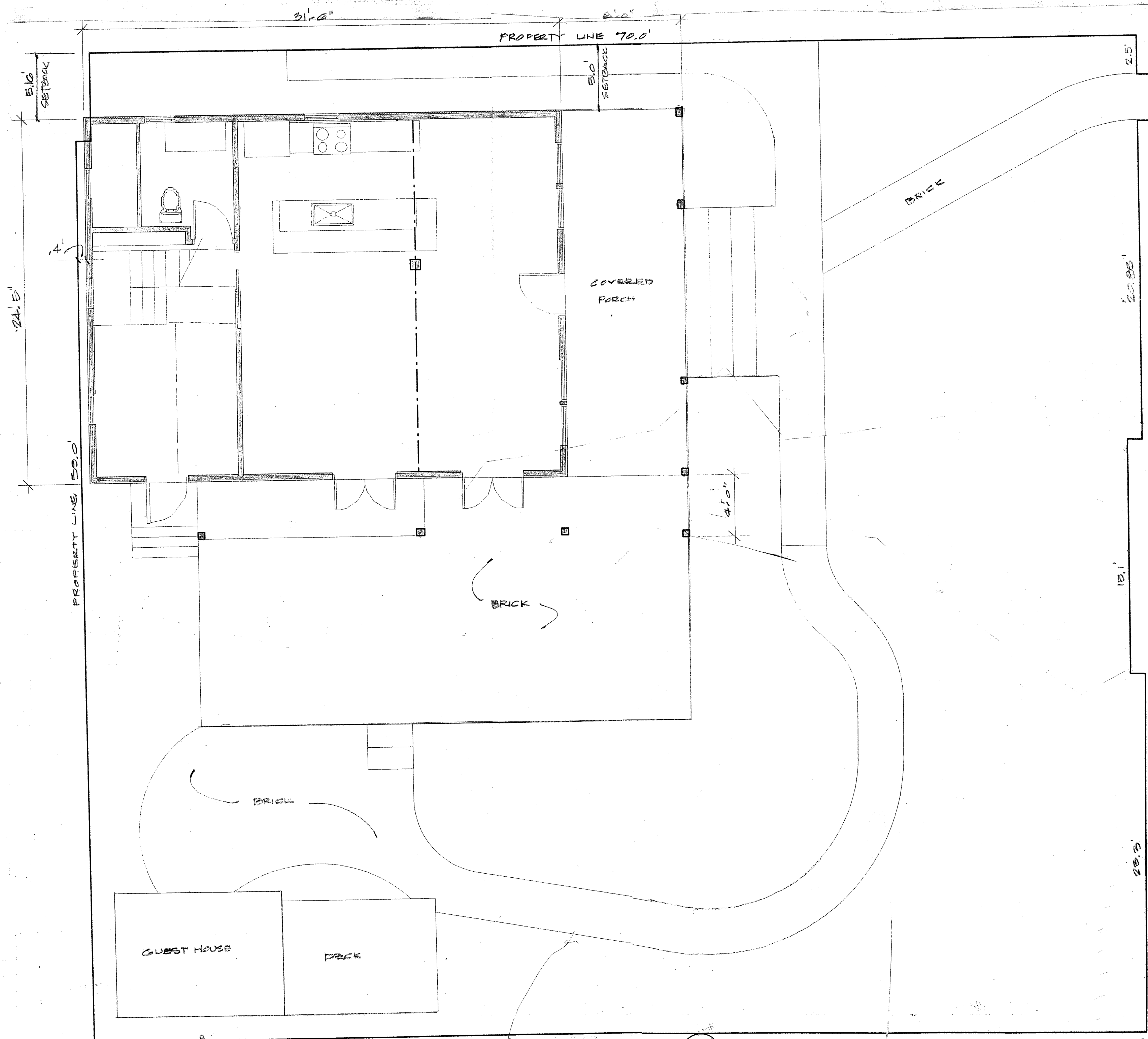
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SITE PLAN

SCALE 1/4" = 1'-0"

EXISTING
SCALE 1/4" = 1'-0"

EXISTING

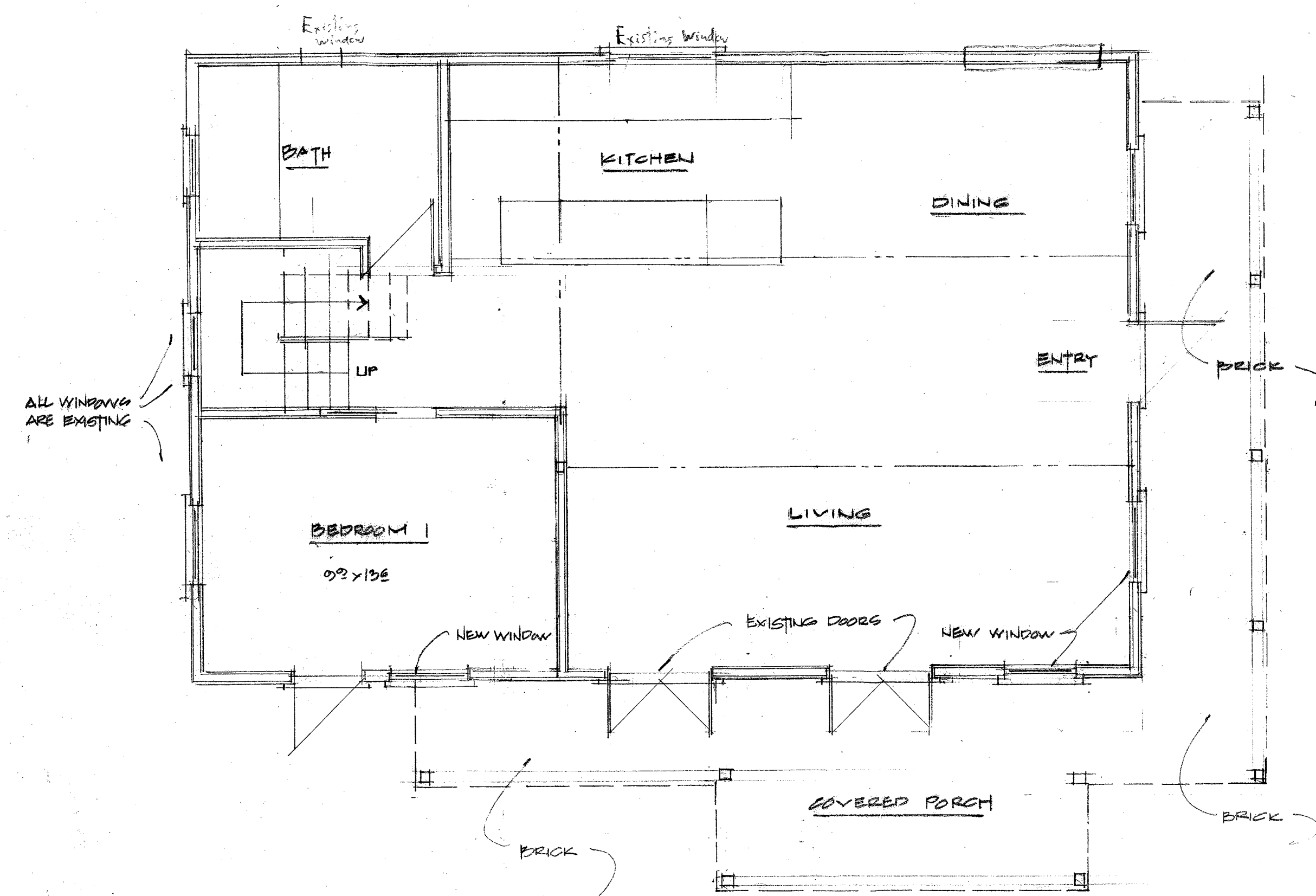
ANDERSON RESIDENCE
SECOND FLOOR ADDITION
612 R GRIFFIN LANE KEY WEST, FLORIDA

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751
321 PEACOCK LANE
305 296 3784

JOB NUMBER
1704

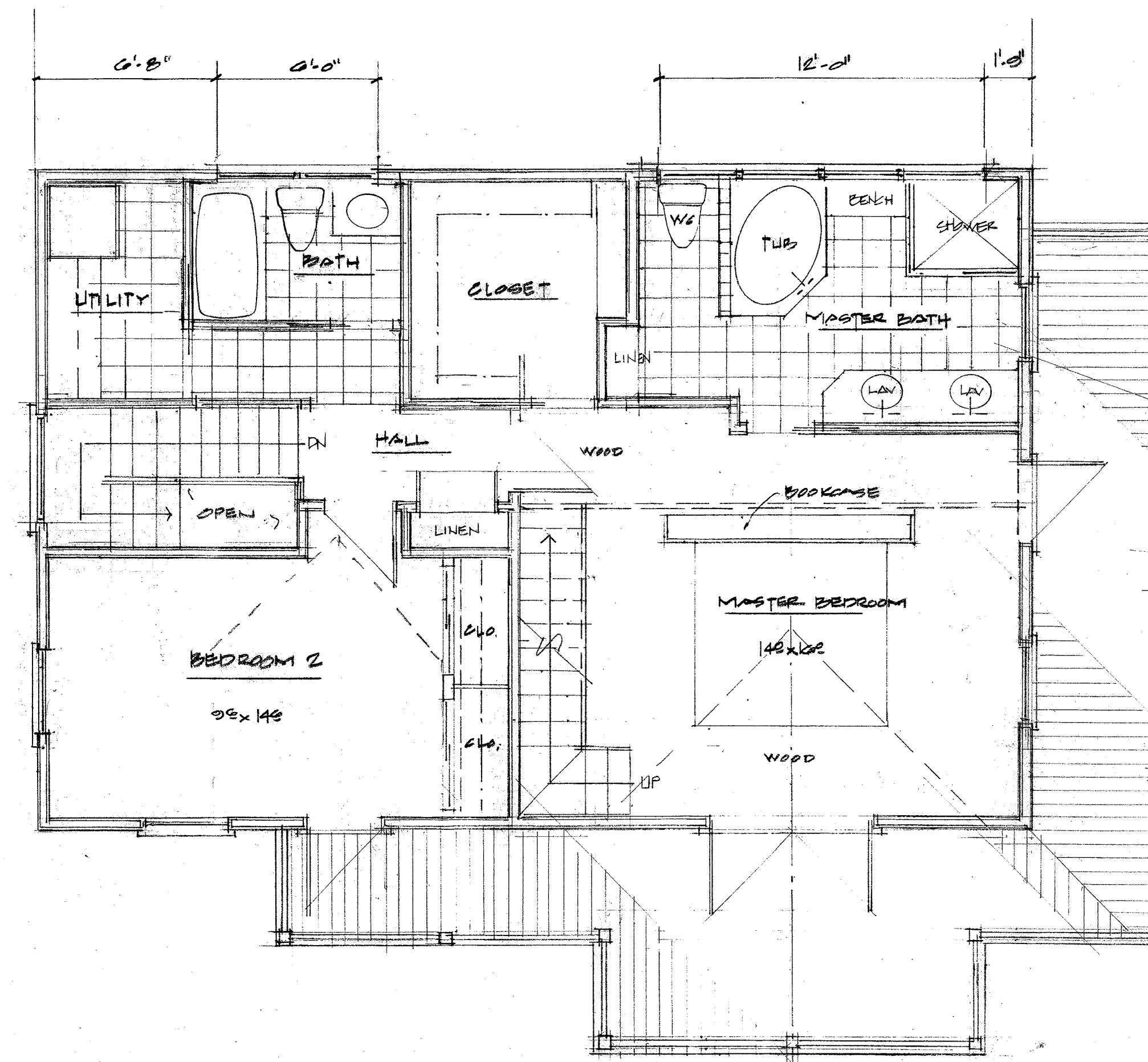
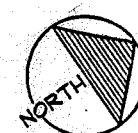
DATE 10.10.13

A1
OF



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

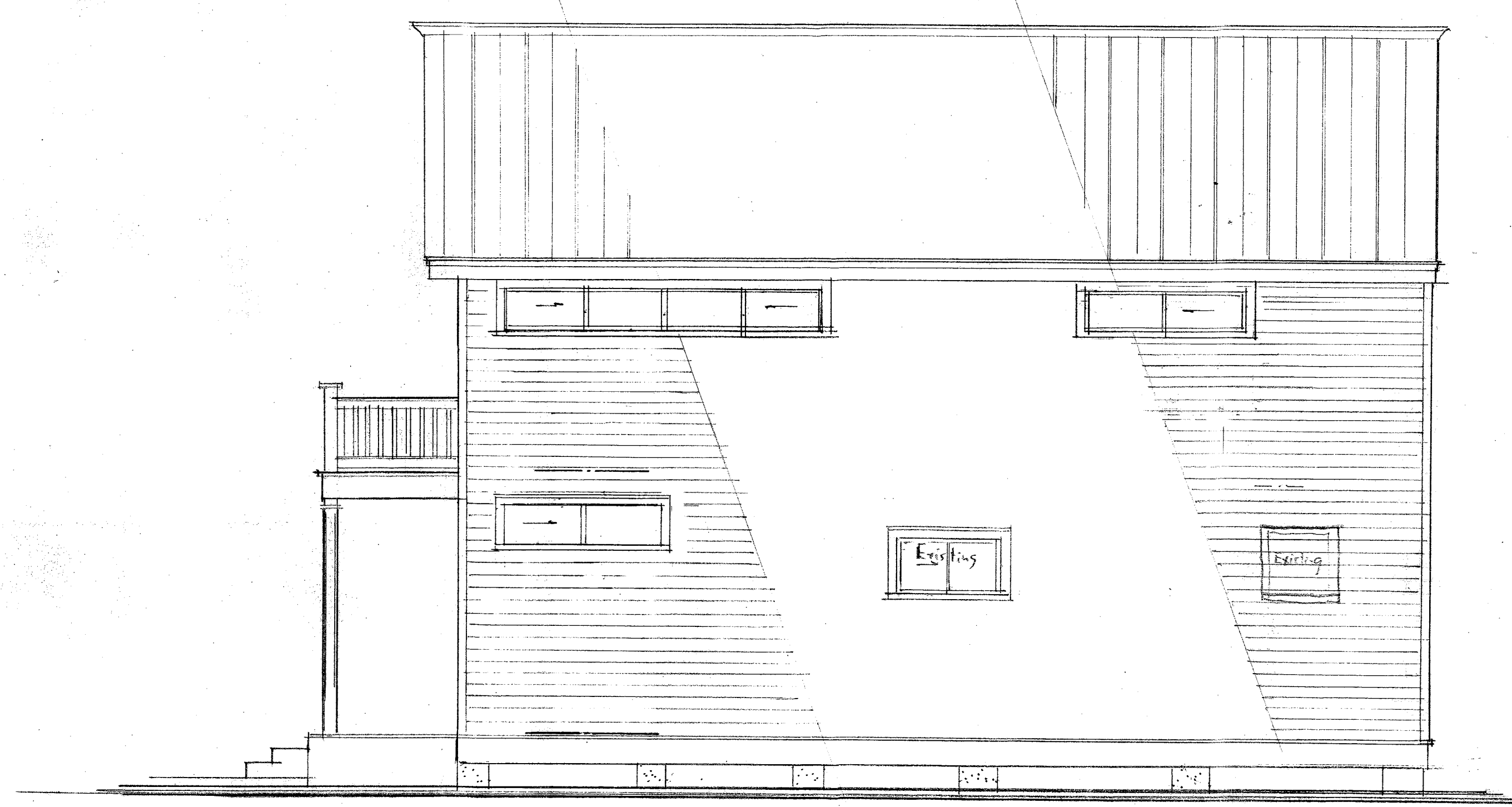


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED



~~WEST~~ ELEVATION
NORTH



~~SOUTH~~ ELEVATION
WEST



~~NORTH~~ ELEVATION
EAST



~~EAST~~ ELEVATION
SOUTH

ALL NEW WINDOWS WILL BE
WOOD/CLAD IMPACT ONE OVER ONE

PROPOSED
SCALE 1/4" = 1'-0"

<p>ANDERSON RESIDENCE/ SECOND FLOOR ADDITION 612 R GRIFFIN LANE KEY WEST, FLORIDA</p>	
<p>WILLIAM ROWAN ARCHITECTURE</p>	<p>KEY WEST, FLORIDA FLORIDA LICENSE AR-001751</p>
<p>321 PEACOCK LANE 305 296 3784</p>	<p>DATE 10/10/13</p>
<p>A3</p>	

612 Griffin Lane

Manufactured Products Materials list

Windows

New opening windows will be Andersen A-Series Stormwatch Double Hung, Impact rated glass to meet or exceed Monroe County HVHZ requirements (or comparable window). Grill pattern will be 1 over 2 vertical vertical. (Hard to find exact illustrations, see below)

High windows on North Elevation will be Impact Horizontal Rolling or Impact Fixed window.

Double Hung Window illustrations



High Windows (Fixed and Horizontal Rolling)



Shutters: No shutters, since I am choosing impact glass

Doors

New French doors will be Sentinel Advantage Impact French doors (or comparable), white, single light, to match existing French doors.
Front door will either be solid wood door, or wood / glass top half with impact glass.

French Doors on South Elevation



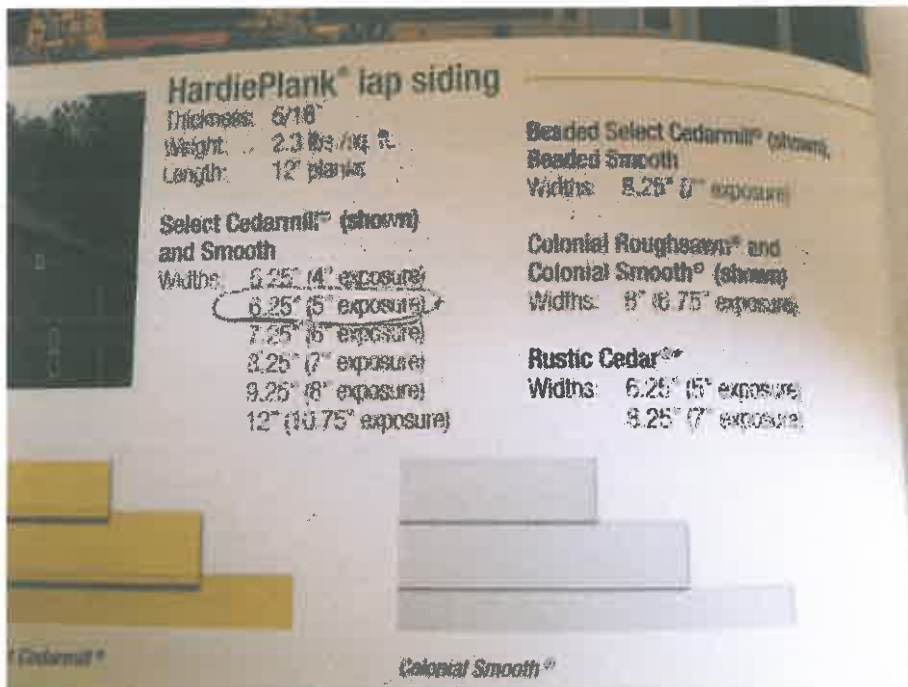
Front Door (or comparable)



Siding

Siding will be HardiePlank lap siding, Colonial Smooth 6.25" (5" exposure)

HardiePlank siding is rated to the Monroe County HVHZ code. It is my understanding that this material has been approved by HARC within the historic district for new construction and non-contributing buildings. For durability and fire safety, I strongly prefer using this material rather than wood.



Color

House: White

Siding: White

Roof: 5V-Crimp Metal Roofing System (NOA)

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDIION TO EXISTING SECOND FLOOR AND NEW DORMER FOR NON-HISTORIC HOUSE. NEW WRAPARROUND PORCH AND FIRE SPRINKLER SYSTEM.

FOR- #612 GRIFFIN LANE

Applicant- Jesse Anderson, Owner

Application # H13-01-1671

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 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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

The offices of the Property Appraiser will be closed November 28th & 29th in observance of Thanksgiving. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher.

Property Record Card - Maps are now launching the new map application version.

Alternate Key: 1011533 Parcel ID: 00011230-000000

Ownership Details

Mailing Address:

ANDERSON JESSE K
 800 CAROLINE ST
 KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 612 GRIFFIN LN KEY WEST

Legal Description: KW PT LOTS 2, 3 AND 4 SQR 57 OR165-117/20 OR347-200/1 OR860-1774/76 OR1252-671/82-CASE#93-79-CP-08 OR1295-1970/73 OR1295-1974/76 OR1295-1977Q/C OR1440-1879/80 OR1440-1881/2Q/C (PROB44-07-CP-018-K) OR2272-2265ORDER OR2358-1627(ORDER) OR2403-2044(ORDER) OR2403-1116/17

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,532.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 768
Year Built: 1920

Building 1 Details

Building Type R1
Effective Age 33
Year Built 1920
Functional Obs 0

Condition P
Perimeter 112
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 36
Grnd Floor Area 768

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

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

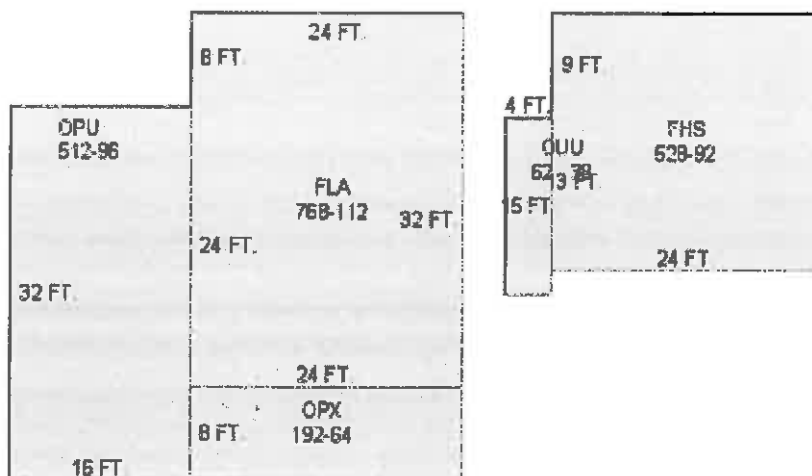
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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
0	OUU		1	1989				62
1	OPX	12: ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	192
2	FLA	12: ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	768
3	OPU		1	1989	N N	0.00	0.00	512

12:ABOVE AVERAGE WOOD									
5	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	528

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1986	1987	2	20
2	UB2:UTILITY BLDG	88 SF	0	0	1959	1960	3	50
3	FN2:FENCES	118 SF	0	0	1991	1992	2	30
4	PT2:BRICK PATIO	120 SF	0	0	1991	1992	2	50
5	FN2:FENCES	100 SF	0	0	1991	1992	3	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9903541	11/10/1998	12/20/1999	1,500		STORM DAMAGE/REPL SERVICE

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
2013	82,438	1,891	461,667	545,996	533,534	0	545,996
2012	82,438	1,909	400,684	485,031	485,031	0	485,031
2011	81,170	1,927	366,945	450,042	450,042	0	450,042
2010	82,438	1,945	388,319	472,702	472,702	0	472,702
2009	91,985	1,999	460,230	554,214	554,214	0	554,214
2008	104,241	2,063	629,948	736,252	736,252	0	736,252
2007	169,102	1,975	744,625	915,702	915,702	0	915,702
2006	331,457	2,028	404,225	737,710	737,710	0	737,710
2005	263,061	2,092	365,930	631,083	631,083	0	631,083
2004	224,261	2,145	319,125	545,531	545,531	0	545,531
2003	178,390	2,198	157,435	338,023	338,023	0	338,023
2002	198,736	2,263	125,097	326,096	326,096	0	326,096
2001	171,064	2,315	87,568	260,947	260,947	0	260,947
2000	148,397	3,829	86,164	238,390	238,390	0	238,390
1999	117,016	2,435	86,164	205,615	205,615	0	205,615
1998	98,849	2,131	86,164	187,144	187,144	0	187,144
1997	90,834	2,026	77,654	170,515	170,515	0	170,515
1996	72,133	1,669	77,617	151,419	151,419	0	151,419
1995	69,462	1,660	77,617	148,739	148,739	0	148,739

1994	58,775	1,449	77,617	137,841	137,841	0	137,841
1993	58,775	849	77,617	137,241	137,241	0	137,241
1992	58,775	877	77,617	137,269	137,269	0	137,269
1991	58,775	904	77,617	137,296	137,296	0	137,296
1990	58,775	932	64,858	124,565	124,565	25,000	99,565
1989	48,578	1,125	63,795	113,498	113,498	25,000	88,498
1988	42,678	1,125	63,795	107,598	107,598	25,000	82,598
1987	42,139	1,125	29,133	72,397	72,397	25,000	47,397
1986	42,377	1,125	28,070	71,572	71,572	25,000	46,572
1985	41,076	1,125	13,257	55,458	55,458	0	55,458
1984	38,432	1,125	13,257	52,814	52,814	0	52,814
1983	38,432	1,125	13,257	52,814	52,814	0	52,814
1982	15,681	1,125	13,257	30,063	30,063	25,000	5,063

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
3/9/2009	2403 / 1116	428,000	WD	02
2/1/1994	1295 / 1974	135,000	WD	Q
7/1/1982	860 / 1774	75,000	WD	Q

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