



Historic Architectural Review Commission
Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 28, 2017

Applicant: William Shepler, Architect

Application Number: H17-03-0048

Address: #914 Emma Street Rear aka #914 Williams Alley

Description of Work:

New one and a half-story wood frame single-family house on vacant lot. New pool, deck, and site improvements.

Site Facts:

The site in question has been vacant for the past year as there used to be a dilapidated mobile home. An old and large sapodilla tree dominated the vacant lot. The Planning Board approve a request for front and rear yards setbacks variances, as they found the sapodilla tree and the small lot size hardships for the development of the parcel. The city recognizes one unit on the lot.

This project received approvals from the Planning Board for front and rear yards setbacks.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.

Staff Analysis

This staff report is for the review of a new one and a half- story single-family frame house to be located on a vacant lot. The structure is rectangular in footprint with a small bump-

out towards the south. The design proposes for the house a full-covered three-bay front porch on its first floor. On the bump-out volume, the design depicts a small porch on the upper floor facing the alley. The entire design takes advantage of the existing sapodilla tree; all architectural components and accessory structures were designed around the tree.

The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible with similar typology found in the surrounding urban context. Proposed finishes include hardi board for exterior walls, 2 over 2 impact resistant clear glass windows, shutters, and metal v-crimp panels for the roofing system.

The plan also calls for one pool in the rear yard and on the side of the house, a front yard 4' tall wood picket fence, and driveway.

Consistency with Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new structure will not outsize surrounding buildings; because of the exposed rear yard, the design has taken into account the scale and proportions on adjacent houses located on Emma Street. The proposed building form, height, and architectural vocabulary used, makes this new design one harmonious and sensible to its urban context.

The applicant has made an effort of protecting the unique tree on the site while incorporating design strategies that meet the current guidelines for new construction. In addition, the applicant has met several times with staff to review several diagrams for consistency with the guidelines.



THE CITY OF KEY WEST

General Services

P.O. Box 1409, Key West, FL 33040

July 10, 2017

U.S. Post Office
Supervisor of Delivery
400 Whitehead Street
Key West, FL 33040

RE: Assignment of Street Addresses; 914 Williams Alley, Key West
RE # 00015380-000000

RE # 00015380-000000 is a parcel that has frontage along Williams Alley. An application is in place for a new structure to be built. Through this process, it has been discovered that the parcel has been addressed off Emma Street rather than Williams Alley from which it has right of way access, thus generating a new address.

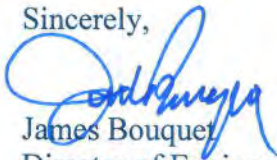
914 Williams Alley is in sequence with the neighborhood grid and shall so be assigned to that location.

Please refer to the attached map.

City of Key West Municipal Code requires the following;
Sec. 62-87. - Display of street number required; penalties.

Should you have any questions or require further information, please do not hesitate to contact me at (305) 809-3721.

Sincerely,


James Bouquet
Director of Engineering
General Services

Cc: Revenue Department
OMI
KEYS Energy
FKAA
Code Compliance Department
Monroe County Tax Appraiser
Building Department
Planning Department
Waste Management
KWPD – Lt. Ream
KWFD – Alan Averett
Comcast



 **qPublic.net™** Monroe County, FL

Layers ▾ Report Map Search Sales Search Results Sales Results

Summary

Parcel ID	00015380-000000
Account #	1015750
Property ID	1015750
Millage Group	11KW
Location Address	914 EMMA ST, KEY WEST
Legal Description	KW PT SUB 4 LT 7 OF TR 3 OR195-135/136 OR761-233 OR761-248 CASE 77-769 OR2476-2168/68 OR2795-503/04 OR2833-1413/14 <i>(Note: Not to be used on legal documents)</i>
Neighborhood	6021
Property Class	MOBILE HOME SUB (0200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

CRUMBLEY PHILLIP
3 Lowes LN
Key West FL 33040

PREATER STUART T/C
3 Lowes LN
Key West FL 33040

(305) 809-3951 (305) 809-3958 FAX

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 17-00300048		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:

914 Emma - Rear **AKK 914 Williams** # OF UNITS **1**

RE # OR ALTERNATE KEY:

Parcel ID: 00015380-000000 **Alley**

NAME ON DEED:

Philip Crumbley / Stuart Preater PHONE NUMBER 305.393.1031

OWNER'S MAILING ADDRESS:

3 Lowes Lane EMAIL philpkey@gmail.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Shepler Architect PHONE NUMBER 305- 890-6191

ARCHITECT / ENGINEER'S ADDRESS:

201 Front Street , Suite 203, Key West EMAIL will@wshepler.com

FL 33040

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

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

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

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE AE-7	
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., New 1 1/2 Story Single Family House

On vacant lot . Wood frame , V-Crimp galvalume roofing, Impact rated windows and doors, pool deck, and all other associated work as per attached drawings.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>029/17</u> DAY OF <u>2017</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

11384-11769-0/c

PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING

5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE

POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS

A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE

SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:			
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS: <i>Vacant lot guidelines new construction.</i>					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

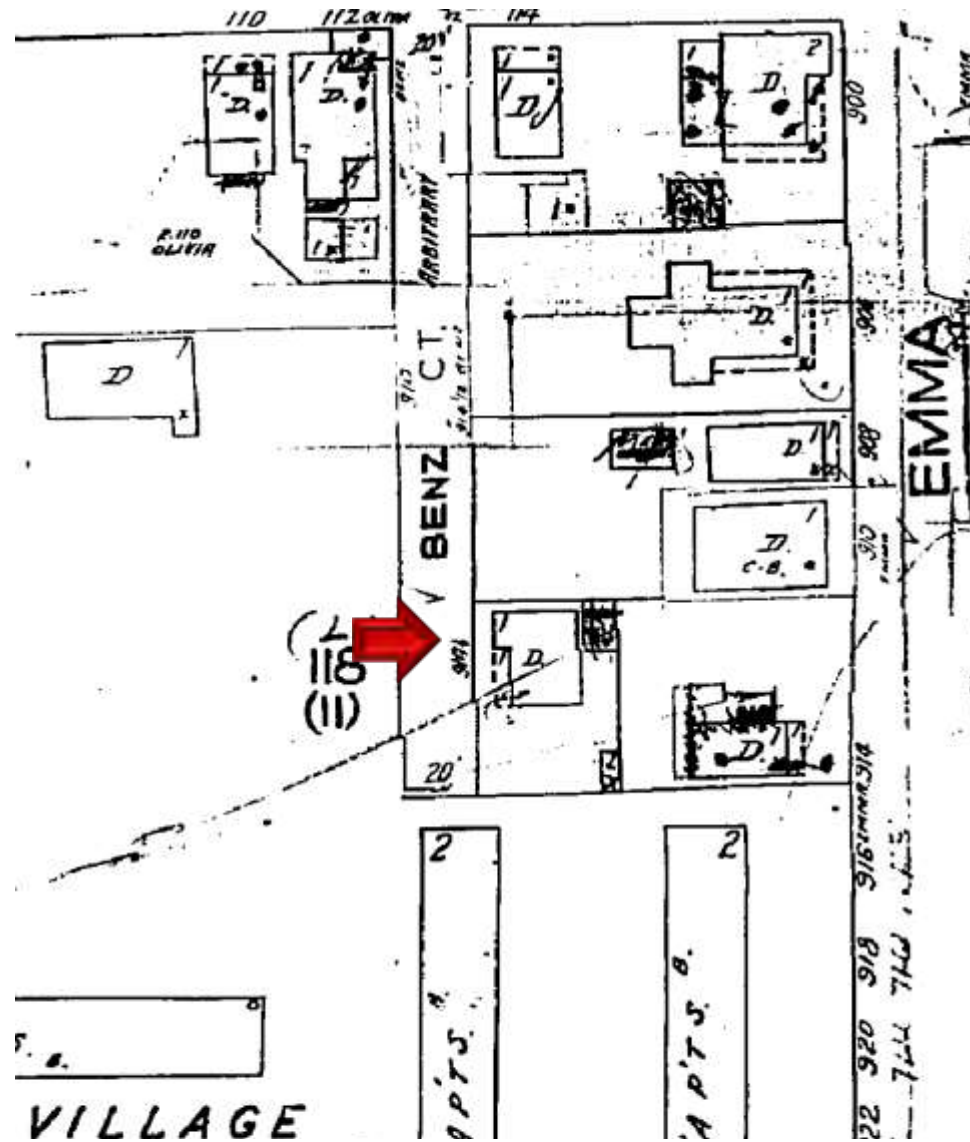
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

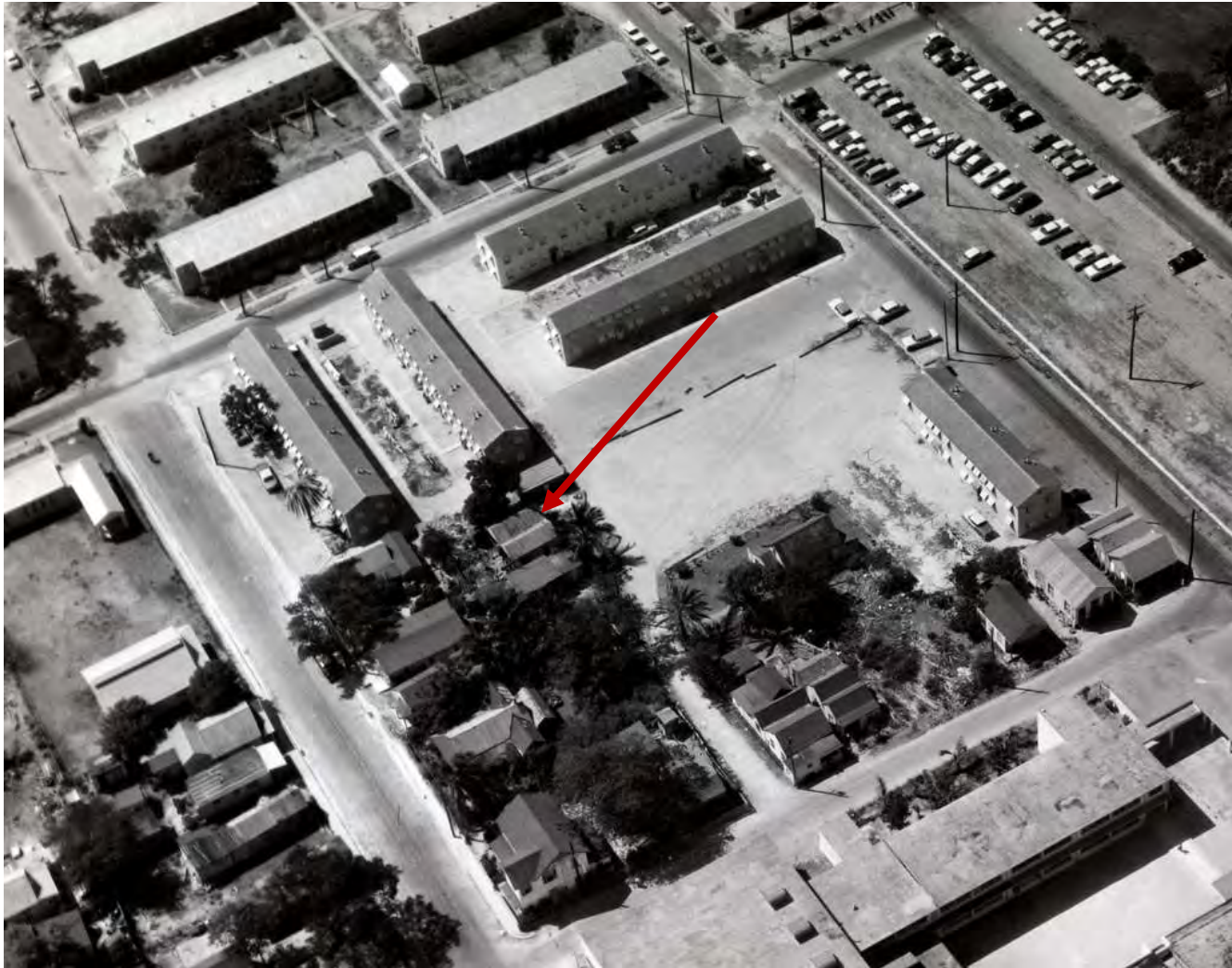
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

SANBORN MAPS



PROJECT PHOTOS



1963 Aerial Photograph. Monroe County Library.







July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT



July 11, 2017
SITE VISIT

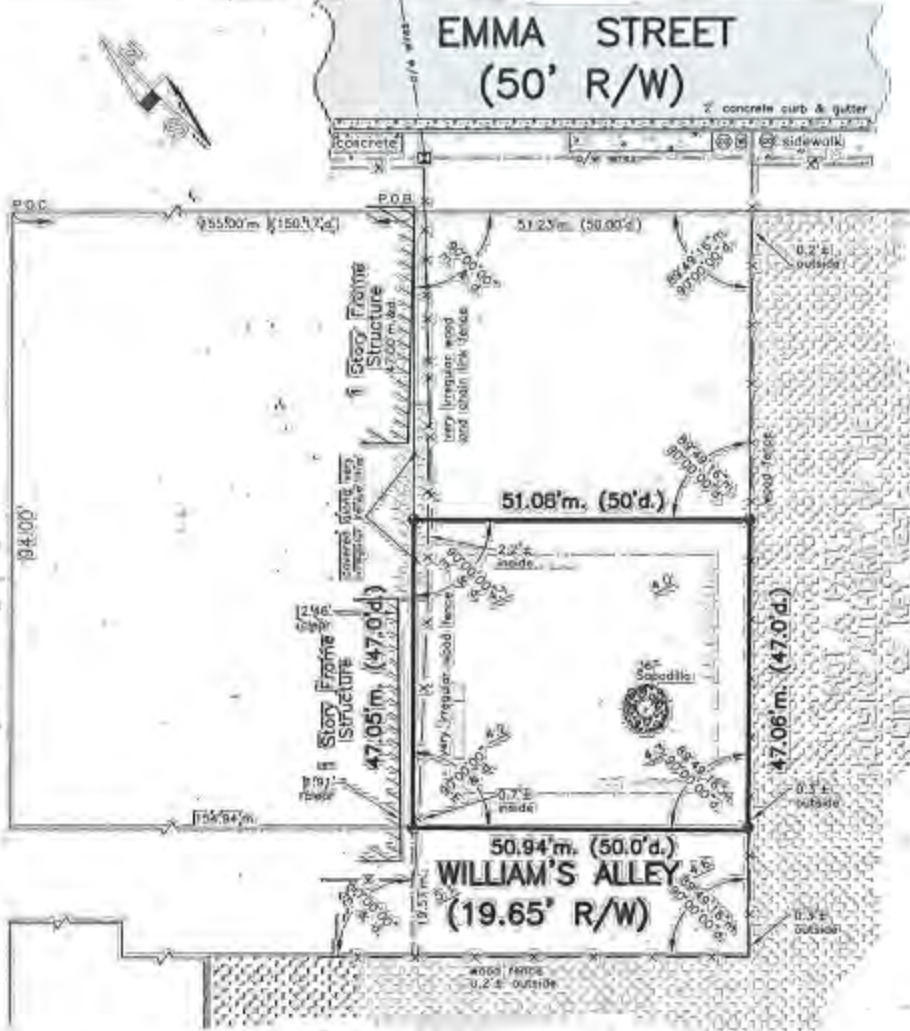


July 11, 2017
SITE VISIT



SURVEY

OLIVIA STREET
(30' R/W)



PROPOSED DESIGN

Seal:

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION: 4.17.17
REV 1: 6.14.17
H.A.R.C. SUBMISSION: 8.28.17
H.A.R.C. REVISION: 11.13.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 17015

Title:
SITE PLAN

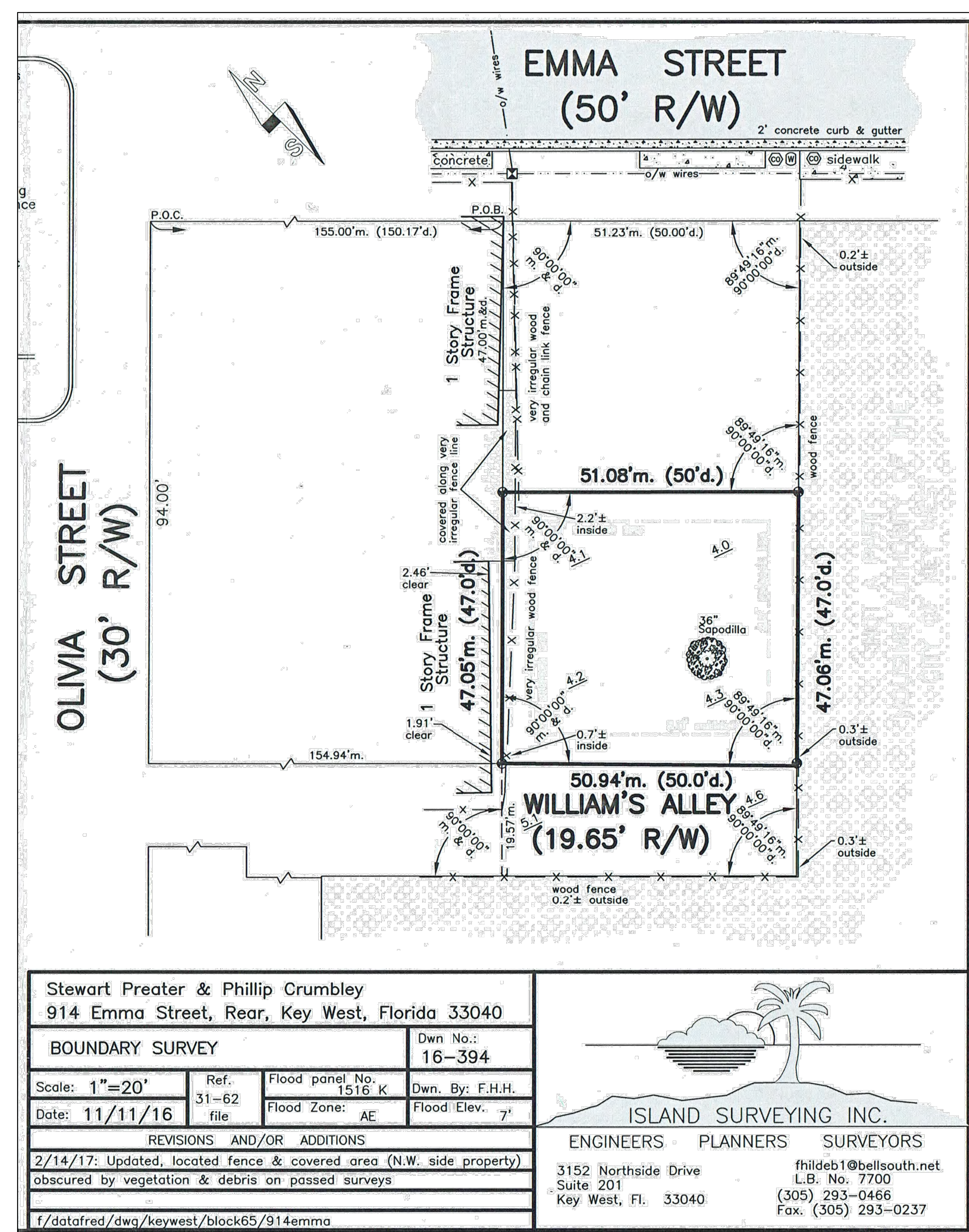
Sheet Number:
A-1.1

Date: - APRIL 17, 2017
©2017 by William Shepler Architect

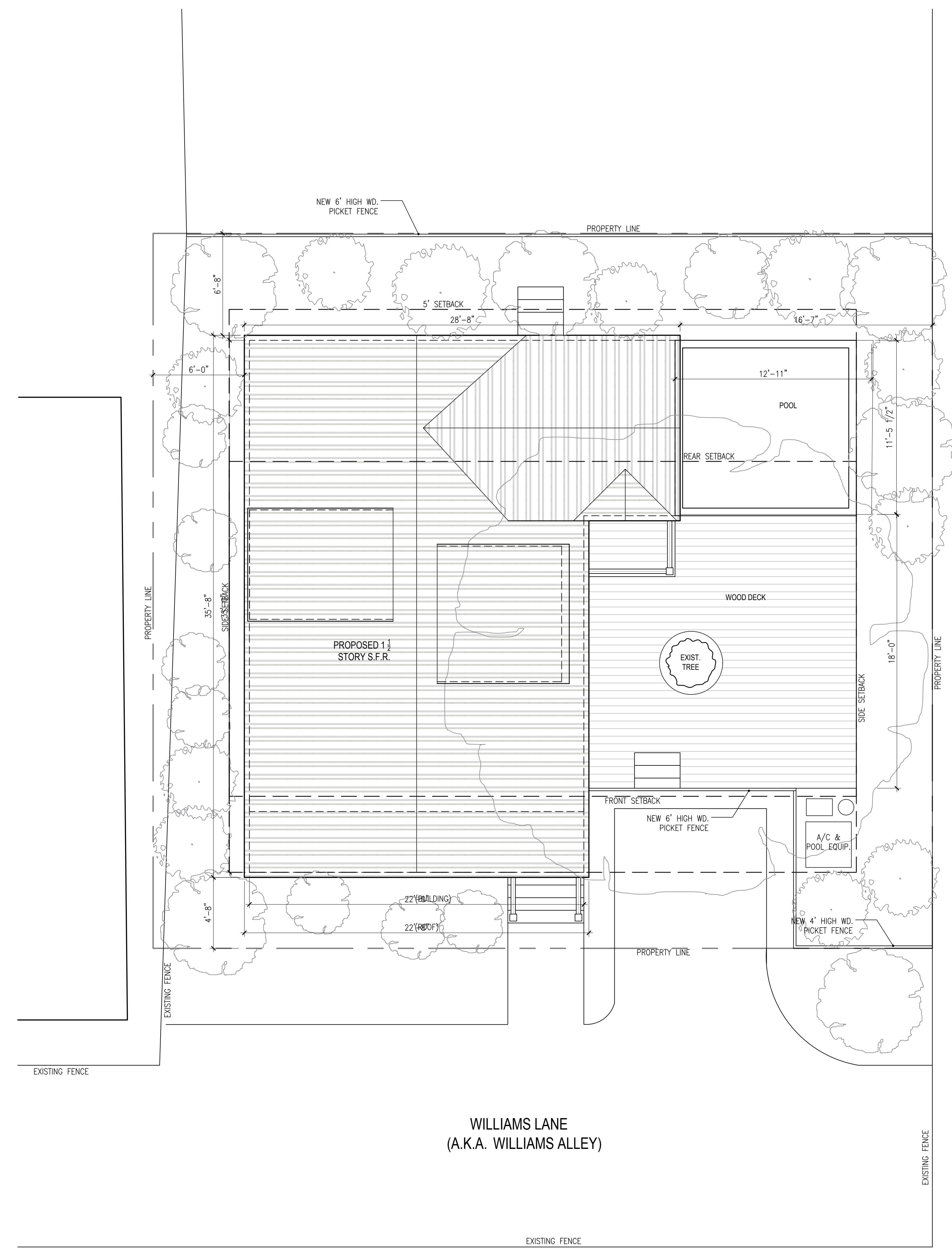
SITE CALCULATIONS - HMDR DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	25'-9"	Yes
BUILDING COVERAGE	40%	N/A	866 s.f. (35.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	998 s.f. (41.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,411 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.94'	N/A	N/A
LOT DEPTH	Min. 90'	47.06'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	4'-8"	No*
SIDE SETBACK (SOUTH)	Min. 5'	N/A	16'-7"	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	6'-0"	Yes
REAR SETBACK	Min. 15'	N/A	6'-8"	No*
OPEN SPACE	35%	NA	1,117 s.f. (46.3%)	Yes

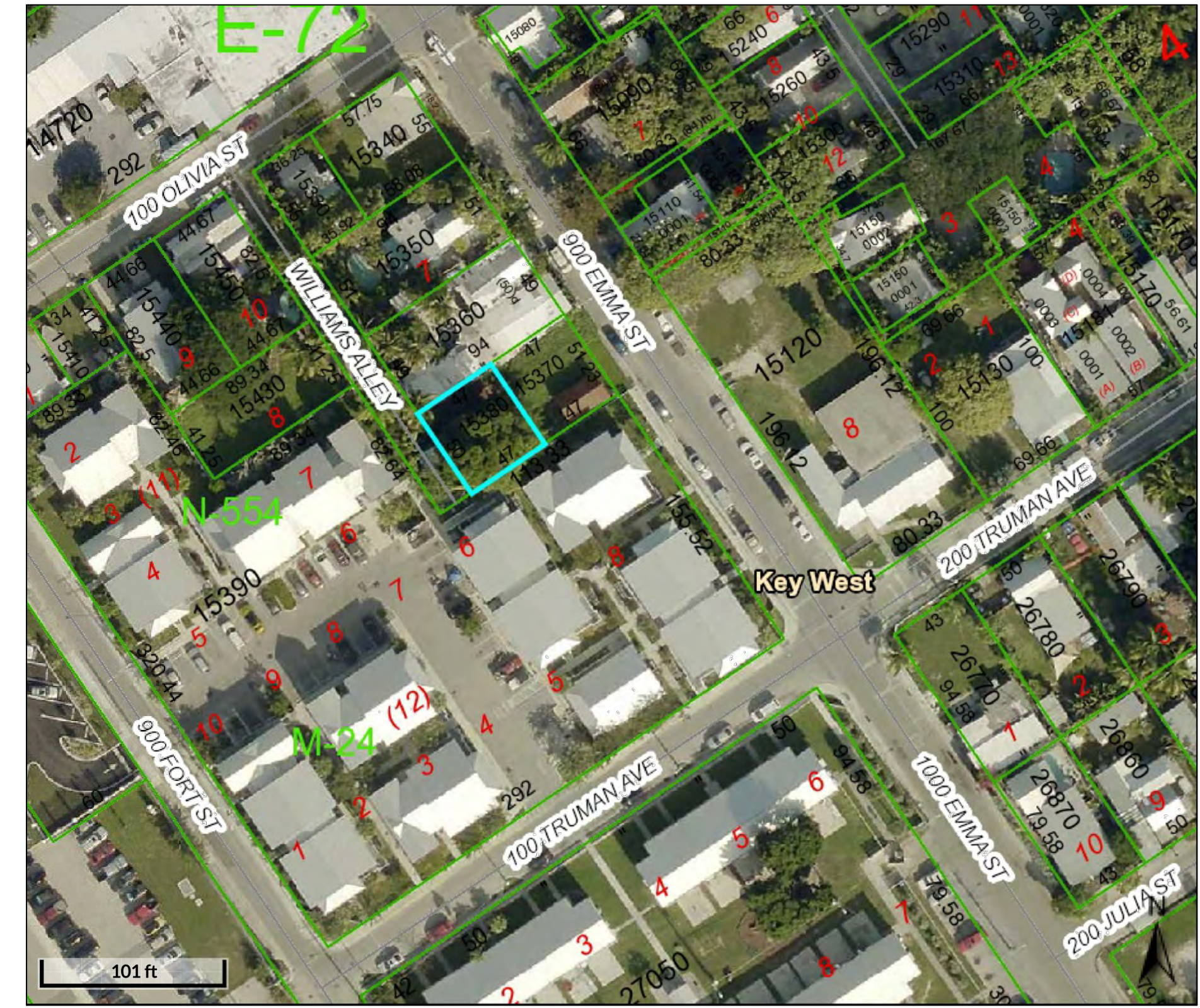
* VARIANCE GRANTED BY PLANNING BOARD 8/2017



2 COPY OF SURVEY
A1.1 SCALE: N.T.S.



1 SITE PLAN
A1.1 SCALE: 1/4"=1'-0"



2 AERIAL PHOTO
SCALE: N.T.S.



906 EMMA - REAR 908 EMMA - REAR 914 EMMA - REAR HOUSING AUTHORITY

1 STREETScape - WILLIAM'S ALLEY
A1.2 SCALE: 1/8"=1'-0"

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 Project #: 17015

Title:

STREETSCAPE

Sheet Number:

A-1.2

Seal:

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION: 4.17.17
REV 1: 6.14.17
H.A.R.C. SUBMISSION: 8.28.17
H.A.R.C. REVISION: 11.13.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 17015

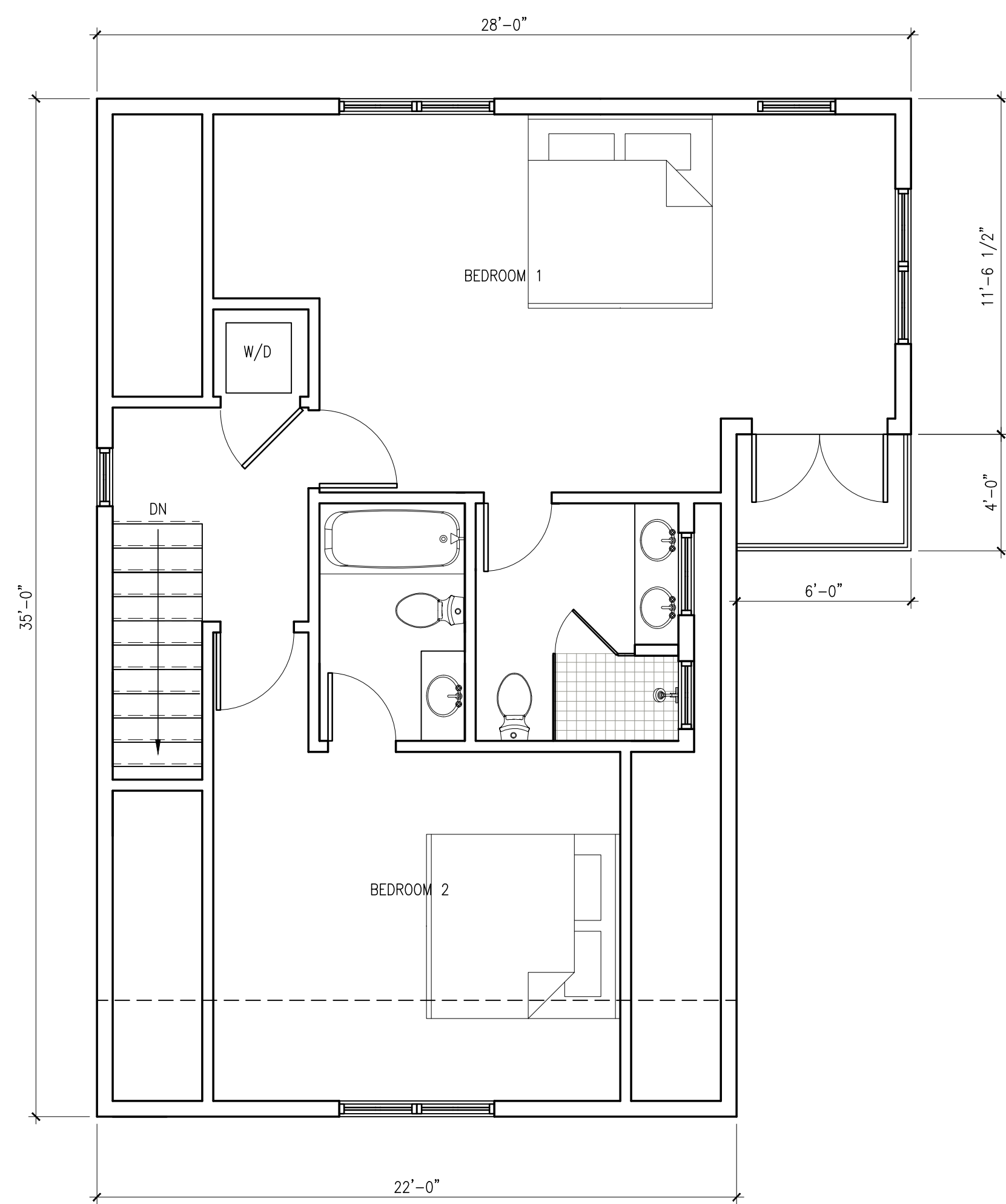
Title:

FLOOR PLANS

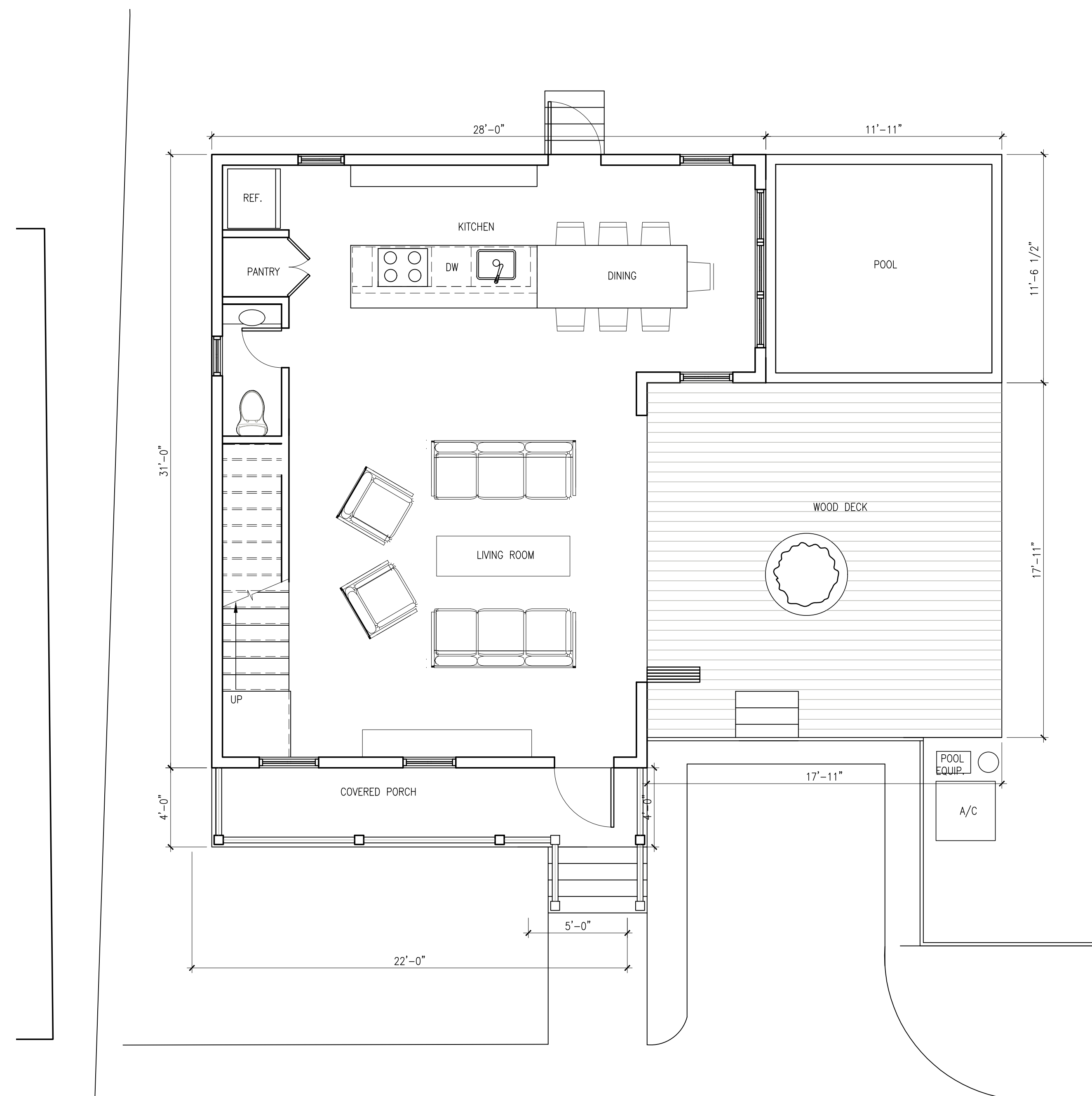
Sheet Number:

A-2.1

Date: - APRIL 17, 2017
©2017 by William Shepler Architect



2
A2.1 **SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"



1
A2.1 **FIRST FLOOR PLAN - SITE PLAN**
SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

PLANNING SUBMISSION: 4.17.17
REV 1: 6.14.17
H.A.R.C. SUBMISSION: 8.28.17
H.A.R.C. REVISION: 11.13.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 17015

Title:

ELEVATIONS

Sheet Number:

A-3.1

Date: - APRIL 17, 2017

©2017 by William Shepler Architect



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2017-30**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO, FRONT AND REAR YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 914 EMMA STREET (REAR) (RE # 00015380-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600(6) A & C., OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a single family residence on the property located at 914 Emma Street (rear) (RE # 00015380-000000); and

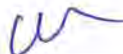
WHEREAS, Section 122-600(6)(A) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the front yard setback is ten feet; and


WHEREAS, the proposed front yard setback is 4 feet 8 inches; and

WHEREAS, Section 122-600(6)(C) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the rear yard setback is fifteen feet; and

WHEREAS, the proposed rear yard setback is 6 feet 8 inches; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 20, 2017; and



Chairman


Planning Director

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

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

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor

policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for the minimum front and rear setback requirements variance for the construction of a single family residence on the property located at 914 Emma Street (rear) (RE # 00015380-000000) in the HMDR Zoning District pursuant to Sections 90-395, 122-630(6) A & C of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed April 17, 2017 by William Shepler, PA. No approval granted for any other work or improvements shown on the plans other than the construction of an addition to the property.
2. All required Certificates of Appropriateness shall be obtained for the proposed development prior to building permit issuance.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.


Chairman

Planning Director

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


Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

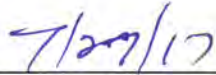
Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of July 2017.

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



Sam Holland, Planning Board Chairman



Date

Attest:



Patrick Wright, Interim Planning Director



Date

Filed with the Clerk:



Cheryl Smith, City Clerk



Date



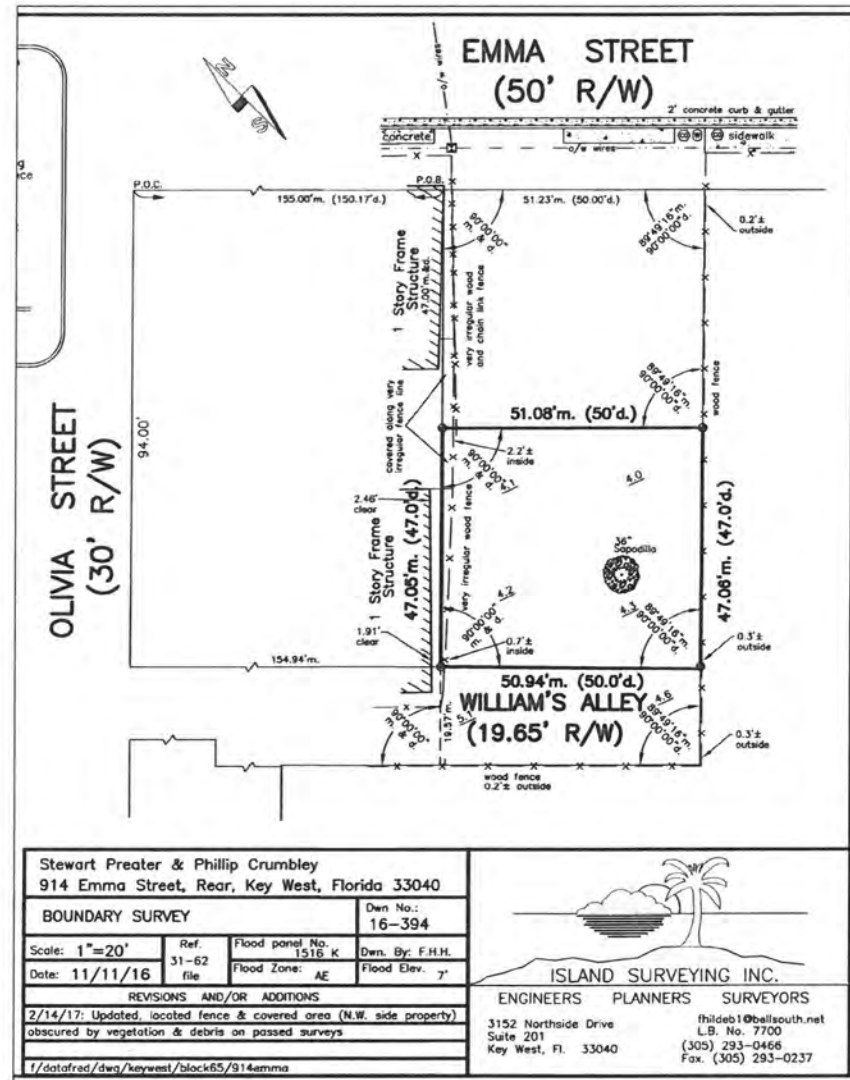
Chairman



Planning Director

SITE CALCULATIONS - HMDR DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	25'-9"	Yes
BUILDING COVERAGE	40%	N/A	866 s.f. (35.9%)	Yes
IMPERVIOUS SURFACE RATIO	50%	N/A	998 s.f. (41.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,411 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.94'	N/A	N/A
LOT DEPTH	Min. 90'	47.06'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	4'-8"	No
SIDE SETBACK (SOUTH)	Min. 5'	N/A	17'-7"	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	5'-0"	Yes
REAR SETBACK	Min. 15'	N/A	6'-8"	No
OPEN SPACE	35%	NA	1,117 s.f. (46.3%)	Yes



Stewart Preater & Phillip Crumbley
914 Emma Street, Rear, Key West, Florida 33040

BOUNDARY SURVEY
Den. No.: 16-394

Scale: 1"=20'
Date: 11/11/16

Ref. file: 31-62
Flood panel No.: 1516 K
Flood Zone: AE
Flood Elev.: 7'

REVISIONS AND/OR ADDITIONS
2/14/17: Updated, located fence & covered area (N.W. side property) obscured by vegetation & debris on passed surveys

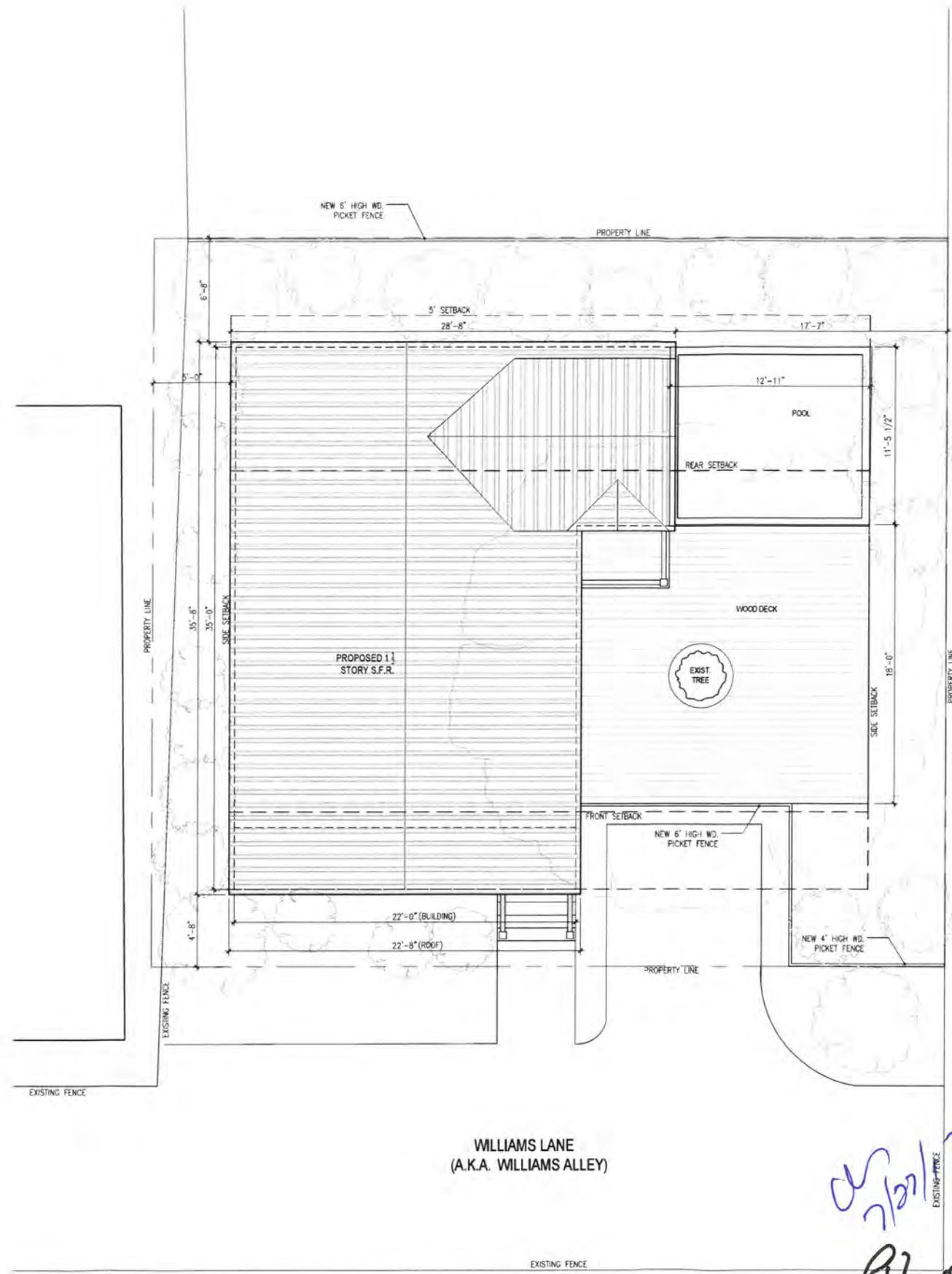
1\data\rad\dwg\keywest\block65\914emma

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

ihide1@bellsouth.net
L.B. No. 7700
(305) 293-0468
Fax: (305) 293-0237

2 COPY OF SURVEY
A1.1 SCALE: N.T.S.



1 SITE PLAN
A1.1 SCALE: 1/4"=1'-0"

Handwritten notes:
OK 7/25/17
RW 7-25-17

Seal:

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION: 4.17.17
REV. 1: 6.14.17

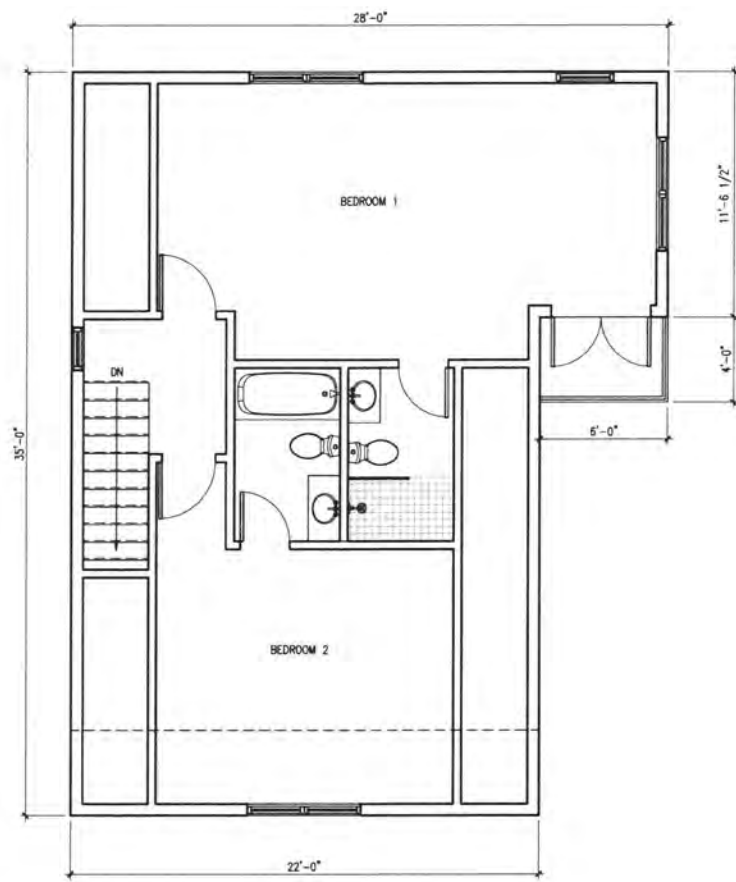
914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36
Project #: 17015

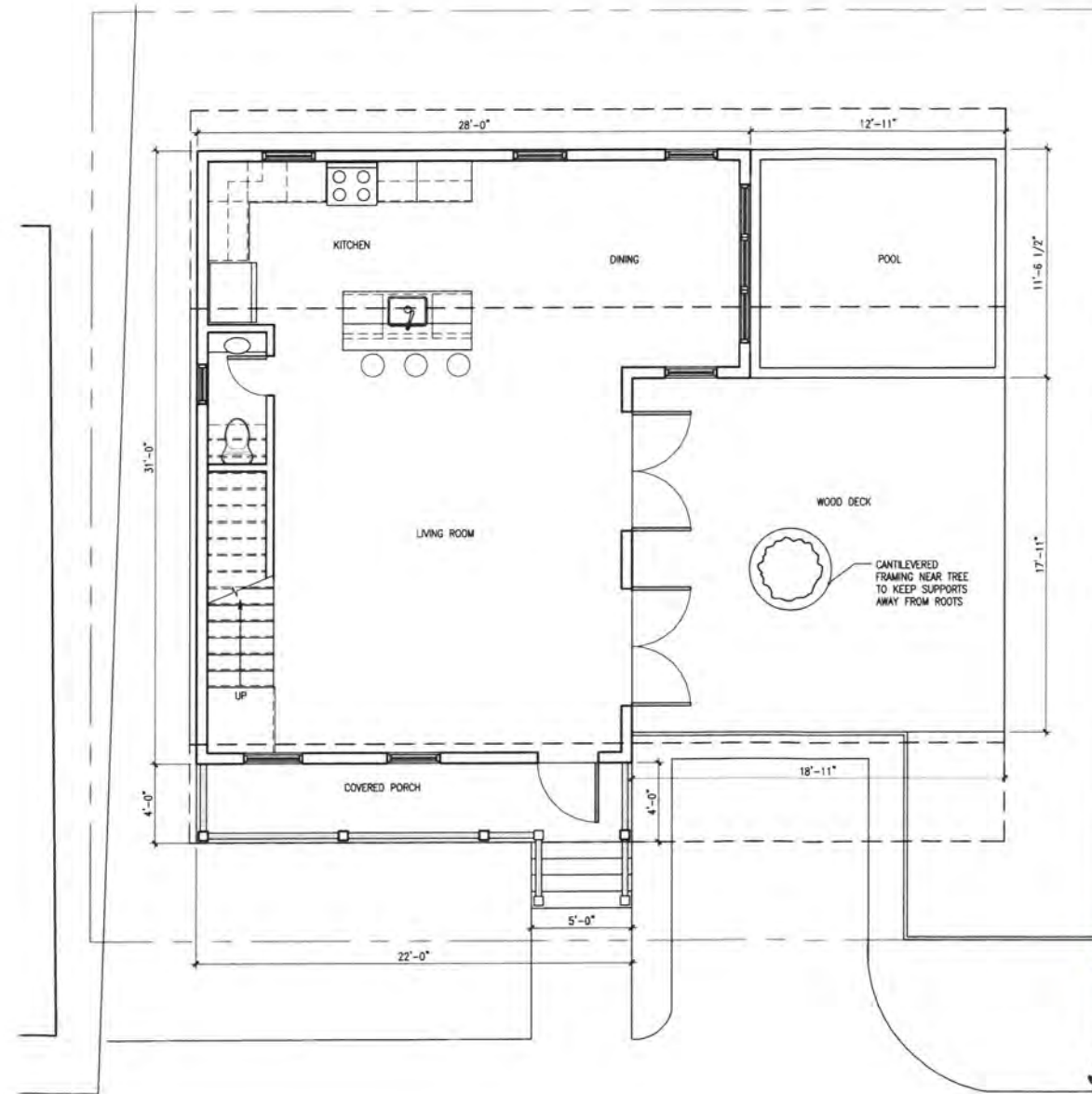
TITLE:
SITE PLAN

Sheet Number:
A-1.1

Date: APRIL 17, 2017
©2017 by William Shepler Architect



2 SECOND FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - SITE PLAN
A2.1 SCALE: 1/4"=1'-0"

WJ
7/25/17

Seal

Consultants

Submissions / Revisions
PLANNING SUBMISSION: 4.17.17
REV 1: 8.14.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 17015

FLOOR PLANS

Sheet Number:
A-2.1

Seal:

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION 4.17.17
REV 1: 6.16.17

914 EMMA STREET - REAR
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 17015

Title:

ELEVATIONS

Sheet Number:

A-3.1

Date: - APRIL 17, 2017

©2017 by William Shepler Architect



4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"

*as
7/23/17
FW 7-25-17*

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., November 28, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF-STORY WOOD FRAME SINGLE FAMILY HOUSE ON VACANT LOT. NEW POOL, DECK, AND SITE IMPROVEMENTS.

#914 EMMA STREET REAR aka #914 WILLIAMS ALLEY

Applicant – William Shepler Application #17-03-0048

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Tina Triggiani, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
914 Emma St. Key West FL on the 10 day of November, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on _____, 20____.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Tina Triggiani

Date: 11-10-2017

Address: #3 Lowes Lane

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 10 day of November, 2017.

By (Print name of Affiant) Tina Triggiani who is personally known to me or has produced FL DL as identification and who did take an oath.

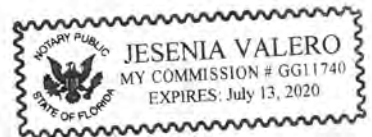
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jesenia Valero

Notary Public - State of Florida (seal)

My Commission Expires: July 13, 2020



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Phillip Crumbley, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

914 Emma on the 10 day of November, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on _____, 20____.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: [Signature]

Date: 11-10-17

Address: 3 Lowes Ln

City: Key West, FL

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 10 day of November, 2017.

By (Print name of Affiant) Phillip Crumbley who is personally known to me or has produced FI DI as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jesenia Valero

Notary Public - State of Florida (seal)

My Commission Expires: July 13, 2020

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared STUART PREATER, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

914 EMMA ST REAR on the 10 day of NOVEMBER, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on _____, 20____.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Stuart Preater
Date: ~~5/15~~ ~~5/1~~ NOV 10TH 2017
Address: 5435 5TH AVE
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 10 day of NOVEMBER, 2017.

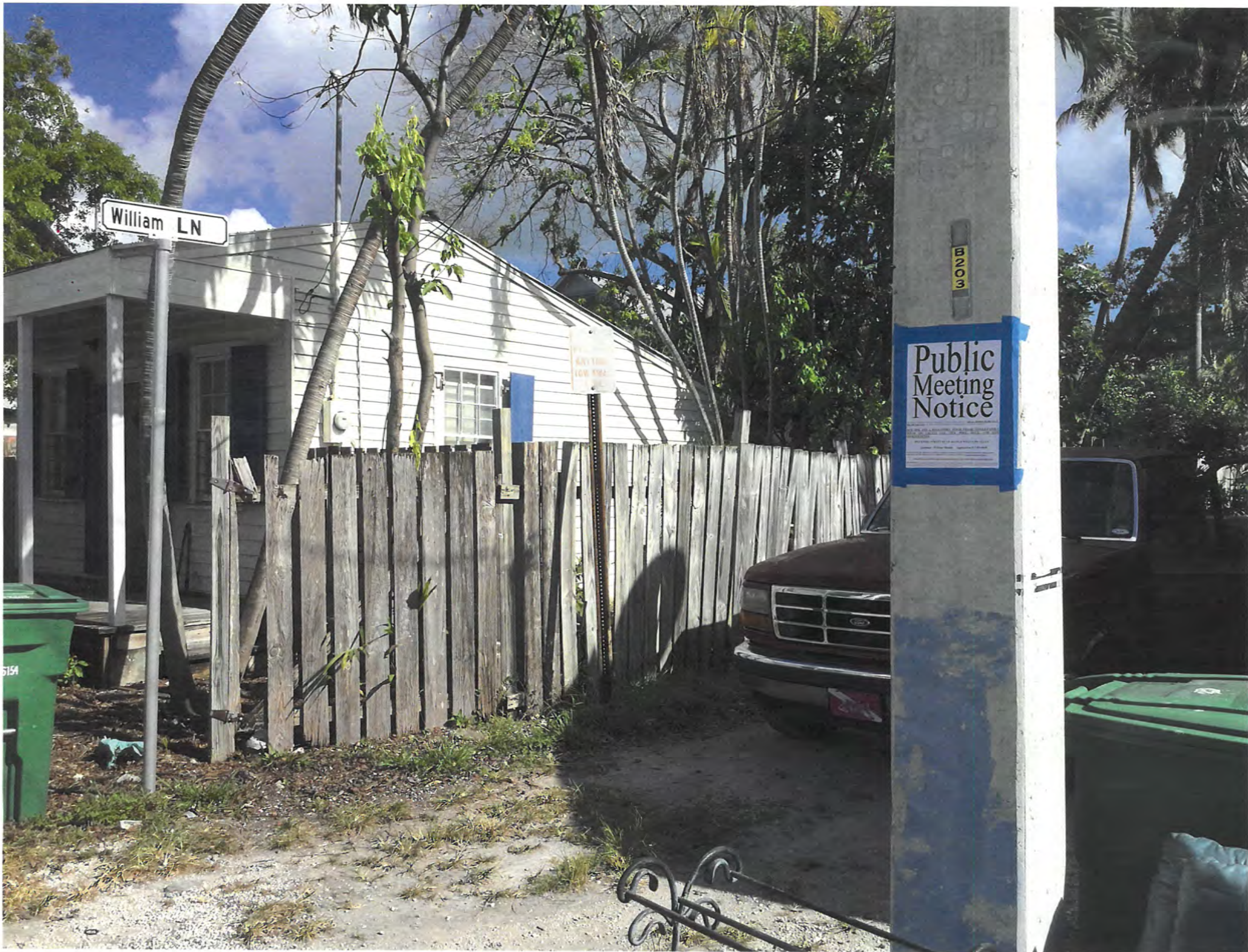
By (Print name of Affiant) STUART PREATER who is personally known to me or has produced UK P.P. as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jesenia Valero
Print Name: Jesenia Valero

Notary Public - State of Florida (seal)
My Commission Expires: July 13, 2020





William LN

30NB

Public Meeting Notice

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT AT 305-361-2200 OR VISIT US ONLINE AT WWW.PALMBEACHFLORIDA.GOV/PLANNING. THE PUBLIC MEETING WILL BE HELD ON WEDNESDAY, APRIL 23, 2014 AT 7:00 PM AT THE PLANNING DEPARTMENT, 1000 PALM BEACH BLVD., PALM BEACH, FLORIDA 33480.

Public Meeting Notice

ONE
6

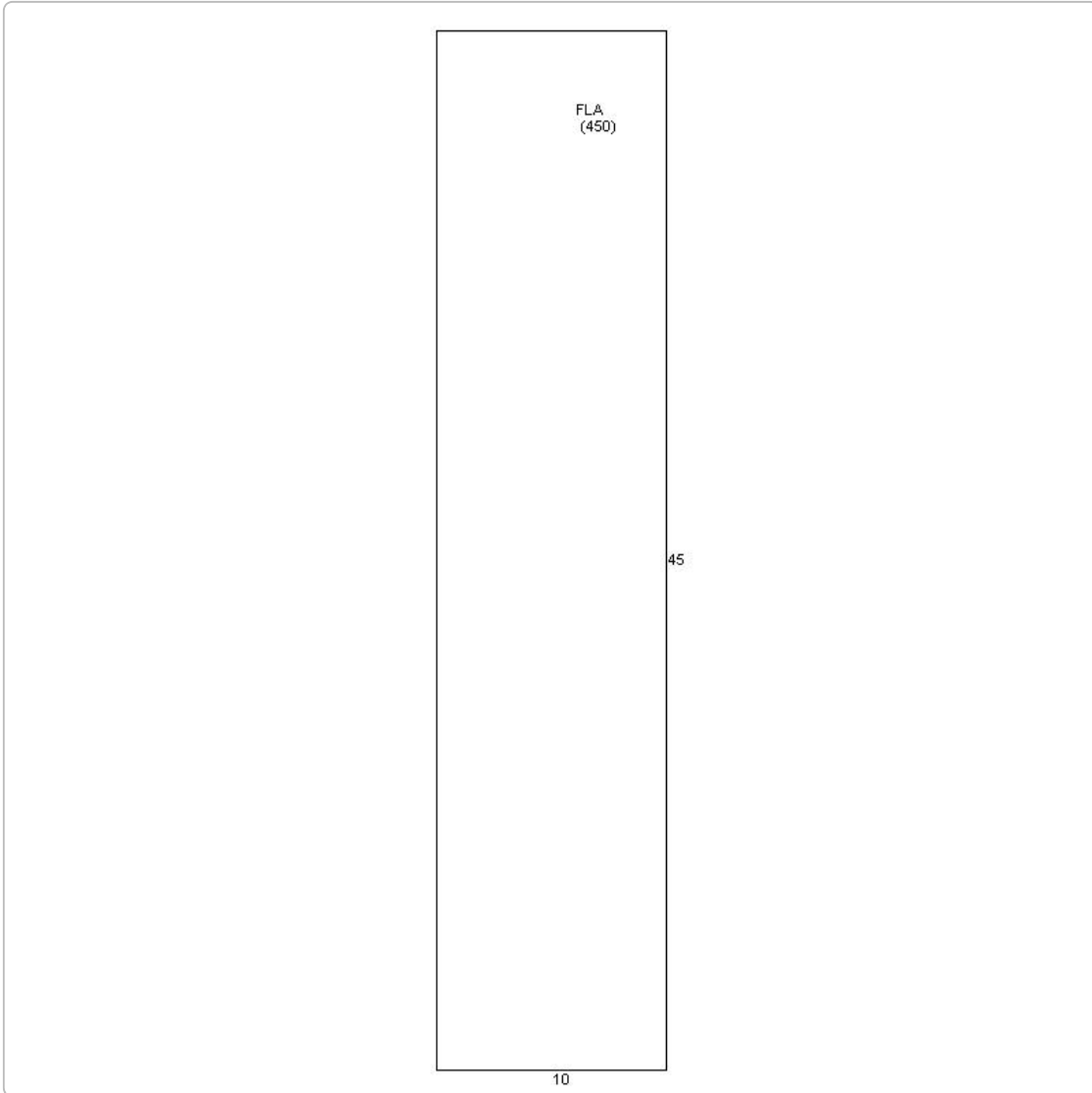


PROPERTY APPRAISER INFORMATION

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-206	1/3/2017	2/10/2017	\$2,300	Residential	REMOVE 2 SHEDS, CHAIN LINK FENCE, EXISTING MOBILE HOME

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Commercial 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

Last Data Upload: 10/13/2017 6:37:52 AM



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The Schneider
Corporation