Staff Report for Item 3

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Kelly Perkins HARC Assistant Planner
Meeting Date:	April 25, 2017
Applicant:	William Rowan Architects
Application Number:	H16-03-0015
Address:	#820 Carsten Lane

Description of Work:

Demolition of non-historic rear roof ~~and exterior staircase~~. Partial demolition of southwest wall and rear wall ~~of original building~~.

Site Facts:

The house at 820 Carsten Lane is listed as a contributing resource. First appearing on the 1912 Sanborn map as a one-story structure, the house has undergone a few changes since then, such as siding replacement, new skylights, a new side addition, and a large two-story addition in the rear.

This property came to HARC in March, but was postponed by the Commission due to questions over the accuracy of the plans and whether what was built matched the HARC approval in 2006.

After conducting research, it appears that a rear porch addition with a height of 23 feet was approved by the HARC Commission on November 28, 2006. A building permit was submitted and picked up in early 2007. Two inspections were conducted (auger holes and framing), but the applicant never scheduled any more inspections or closed out the permit. It appears that the structure was built, but without the necessary inspections and approvals. The plans that were issued were kept by the architect, and now the City has a copy. The City Attorney has opined that the existing two story massing is very similar to the massing that was approved in the 2007 plans. Therefore, the massing was approved by HARC in 2006, but not the side staircase or the current enclosure. There is currently a code case for the rear addition.

This project was heard in from of the HARC Commission again in November 2016, but again, there were errors in the plans. The applicant has measured the building again and corrected the plans.

The project last came to HARC in February 2017, but was postponed for redesign.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition/renovation of a non-historic exterior staircase, one foot from the wall of the second floor of a two-story addition, part of the wall along the southwest side of the contributing building, and the rear wall of the contributing building. The staircase and addition were built in 2007 and the southwest wall on the side of the building.

Previously, staff had believed that the rear wall was the rear wall that appears on the Sanborn maps. Staff decided to re-analyze the Sanborn maps and the proportions to the existing building. As can be seen from the overlay of the 1912 Sanborn map and the 1962 Sanborn map, the building used to be longer. It looks like there might have been another addition on the rear built sometime between 1948 and 1962. Staff is now unsure as to whether the rear wall is original to the building, or if it's even historic. The southwestern wall that appears on the Sanborn map, but the type of exterior material (siding) is different from the rest of the building. The roof line differs and the fenestrations are not the original openings that would have existed. The c.1965 photograph shows the building with asbestos siding with vertical boards on the front gable – so no clues as to what the original exterior material was (siding or board and batten). The historic photograph also showed that that house had a small section in the rear with a shed roof, but that roof section is now gone. Because the footprint of the southwest wall appears on the Sanborn maps, staff will consider that wall historic, but is unsure how much historic material is left. Due to the alterations that have happened over time to the southwest wall, staff does not feel that it meets any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

(1) The wall does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.

(2) The wall is not specifically associated with events that have made a significant contribution to local, state, or national history;

(3) The wall has no significant character, interest, or value as part of 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;

(4) The wall to be demolished is not the site of a historic event with a significant effect upon society;

(5) The wall does not exemplify the cultural, political, economic, social, or historic heritage of the city;

(6) The wall does not portray the environment in an era of history characterized by a distinctive architectural style;

(7) The wall is not related to a square, park, or other distinctive area.

(8) The wall 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; and

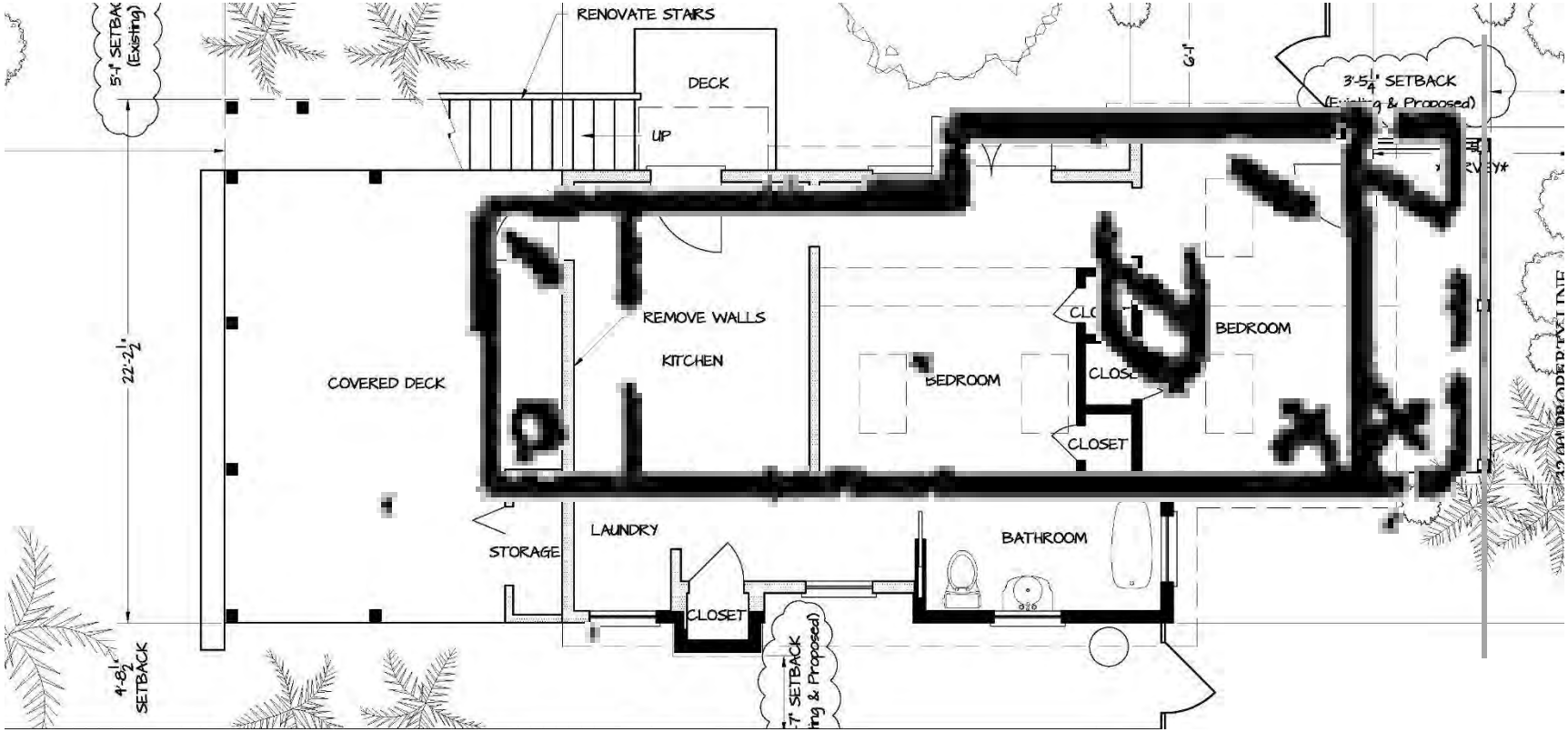
(9) The wall has not yielded, and is not likely to yield, information important in history.

Since the wall is considered historic, two readings are required for demolition.

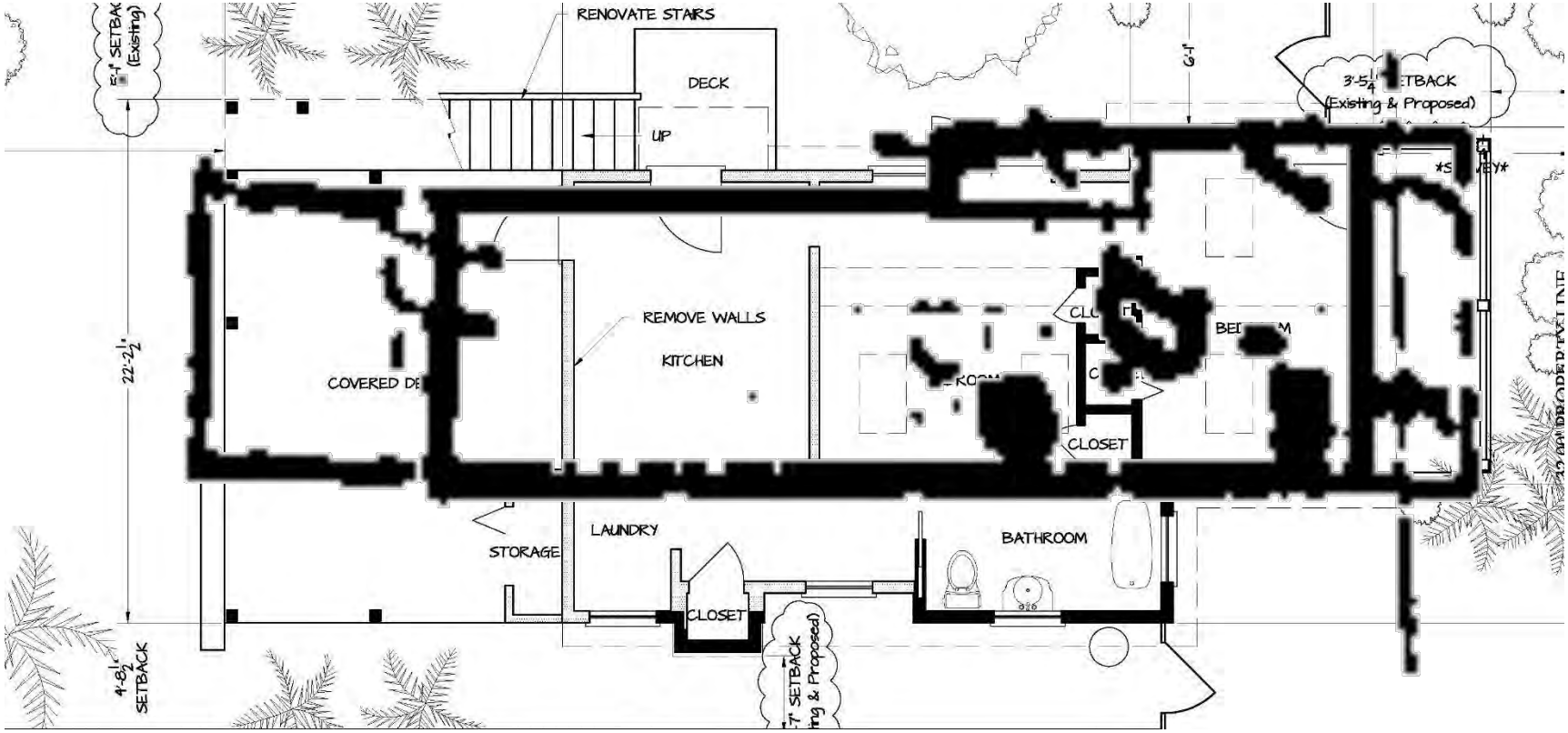
Because the historic photograph shows a rear shed roof addition that does not appear to exist anymore and the fact that the existing building is shorter than what the Sanborn maps show, staff is going to consider the rear wall non-historic. Staff believes the demolition of the rear wall, the rear roof on the two-story addition, and staircase will not result in the following items:

(1) The demolition will not diminish the overall historic character of a district or neighborhood;
(2) Nor will it destroy the historic relationship between buildings or structures and open space.
(3) This demolition will not affect the front building façade.
(4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this application can be considered for demolition. As the rear wall, rear two-story roof, and staircases are not historic, only one reading is required for demolition.



1912 Sanborn Map Overlay



1962 Sanborn Map Overlay

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
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
H16-03-0015		11-2-16
FLOODPLAIN PERMIT	ZONING	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____%

ADDRESS OF PROPOSED PROJECT:	820 Carsten Lane	# OF UNITS 1
RE # OR ALTERNATE KEY:	1011720	
NAME ON DEED:	Donald and Susan Lynch	PHONE NUMBER 274-619-9163
OWNER'S MAILING ADDRESS:	820 Carsten Lane	EMAIL Lynch.Don@comcast.net
	Key West FL 33040	
CONTRACTOR COMPANY NAME:	N/A	PHONE NUMBER N/A
CONTRACTOR'S CONTACT PERSON:	N/A	EMAIL N/A
ARCHITECT / ENGINEER'S NAME:	William Rowan	PHONE NUMBER 305-394-4773
ARCHITECT / ENGINEER'S ADDRESS:	321 Peacon Lane	EMAIL wlrowan@gmail.com
	Key West, FL 33040	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___YES ___NO (SEE PART C FOR HARC APPLICATION.)

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

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

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as decribed shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the decription of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned decription of work shall be controlling.)

See attached.

Printed name of property owner or licensed contractor.	Signature.
Donald Lynch	[signature] As attorney in fact

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Patricia Gae Ganister

Personally known or produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
PATRICIA GAE GANISTER
MY COMMISSION # FF153175
EXPIRES: September 20, 2018

Official Use Only:

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:
	Board and batten	Board and batten

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**

____ APPROVED ____ NOT APPROVED ____DEFERRED FOR FUTURE CONSIDERATION ____ TABLED FOR ADD'L. INFO.

HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, 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:

REVISED
Attachment to Combination Application: Floodplain, Construction and HARC
HARC Permit No. H16-03-0015

Architectural features to be altered:

- After the fact enclosure of second floor rear addition and renovation of siding, windows ~~and second floor side addition~~.
- Renovations to historic building.
- Paint to match.
- Elevate house one (1) foot and ~~re-locate house to the southwest three (3) inches to comply with setbacks~~.
- Demolition of non-historic rear roof ~~and exterior staircase~~. Partial demolition of southwest wall and rear wall ~~of original building~~.
- New rear covered porch.
- New roof on second floor addition to lower roof pitch one (1) foot to retain exiting height of roof.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 16 - 03 - - 0015

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

X No Reason HARC requirements only

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); Non-Historic roof and staircase.

(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.

N/A

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

N/A

AND

(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.

N/A

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

Not contributing

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-16-03-___-0015

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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);

(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:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

OR THAT THE BUILDING OR STRUCTURE; SW and rear wall (Historic)

(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.

The subject walls that are proposed to be demolished have been completely altered except several studs within. They were modified and used as a wall for the two-story addition in the 1990's.

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

No

(c) Has no significant character, interest, or value as part of 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.

N/A

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

N/A

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

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style. The subject walls that are proposed to be demolished have been completely altered except several studs within. They were modified and used as a wall for the two-story addition in the 1990's. The overall historic appearance and preservation is being enhanced by the proposed work.

(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.

See (f) above.

(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.

See (f) above.

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

N/A

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.

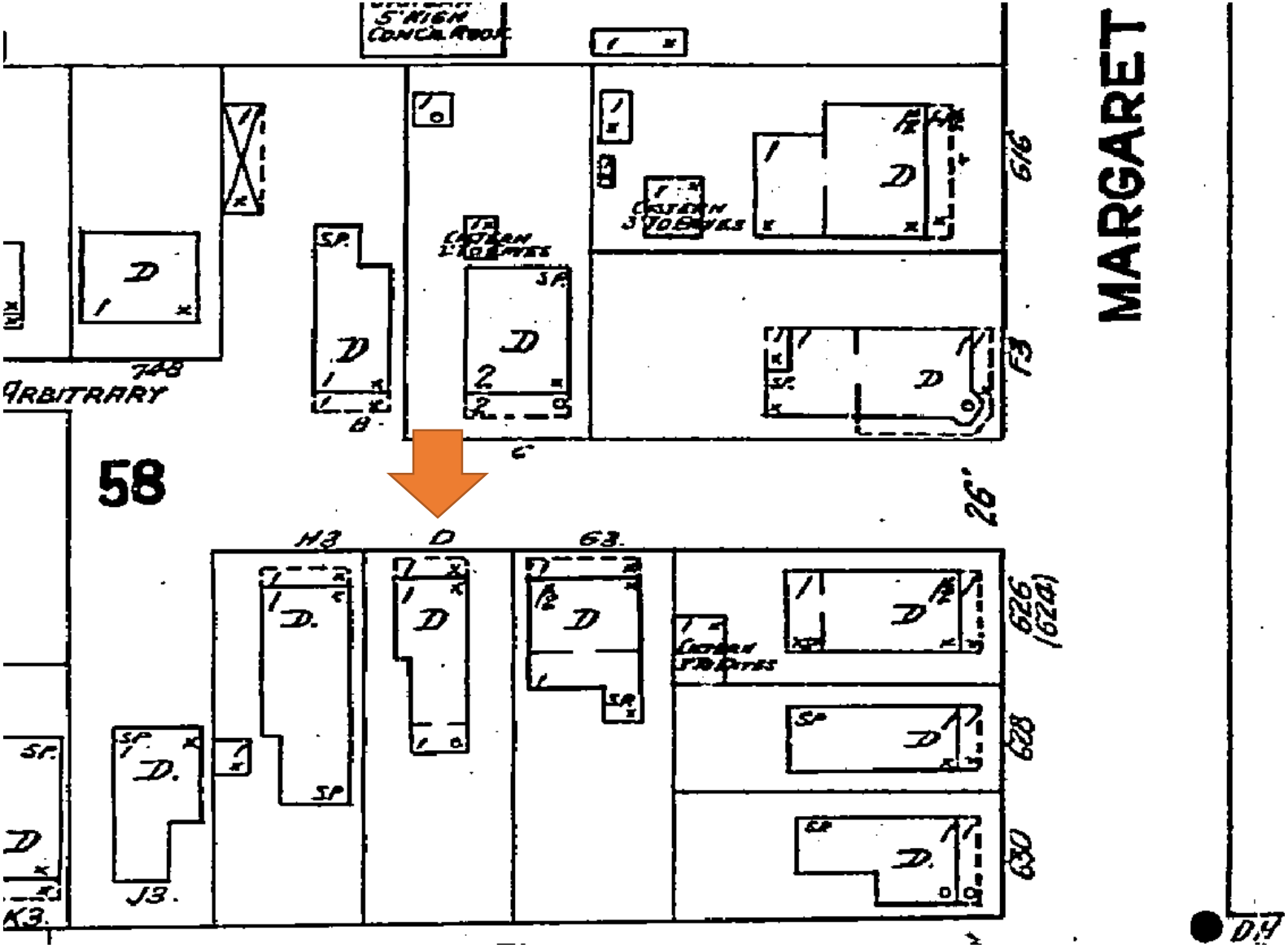
I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval ***PRIOR to proceeding with the work outlined above*** *and that there will be a final inspection 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:	11/2/16 Gregory Oropeza as attorney in fact for Donald Lynch. DATE AND PRINT NAME:

OFFICE USE ONLY

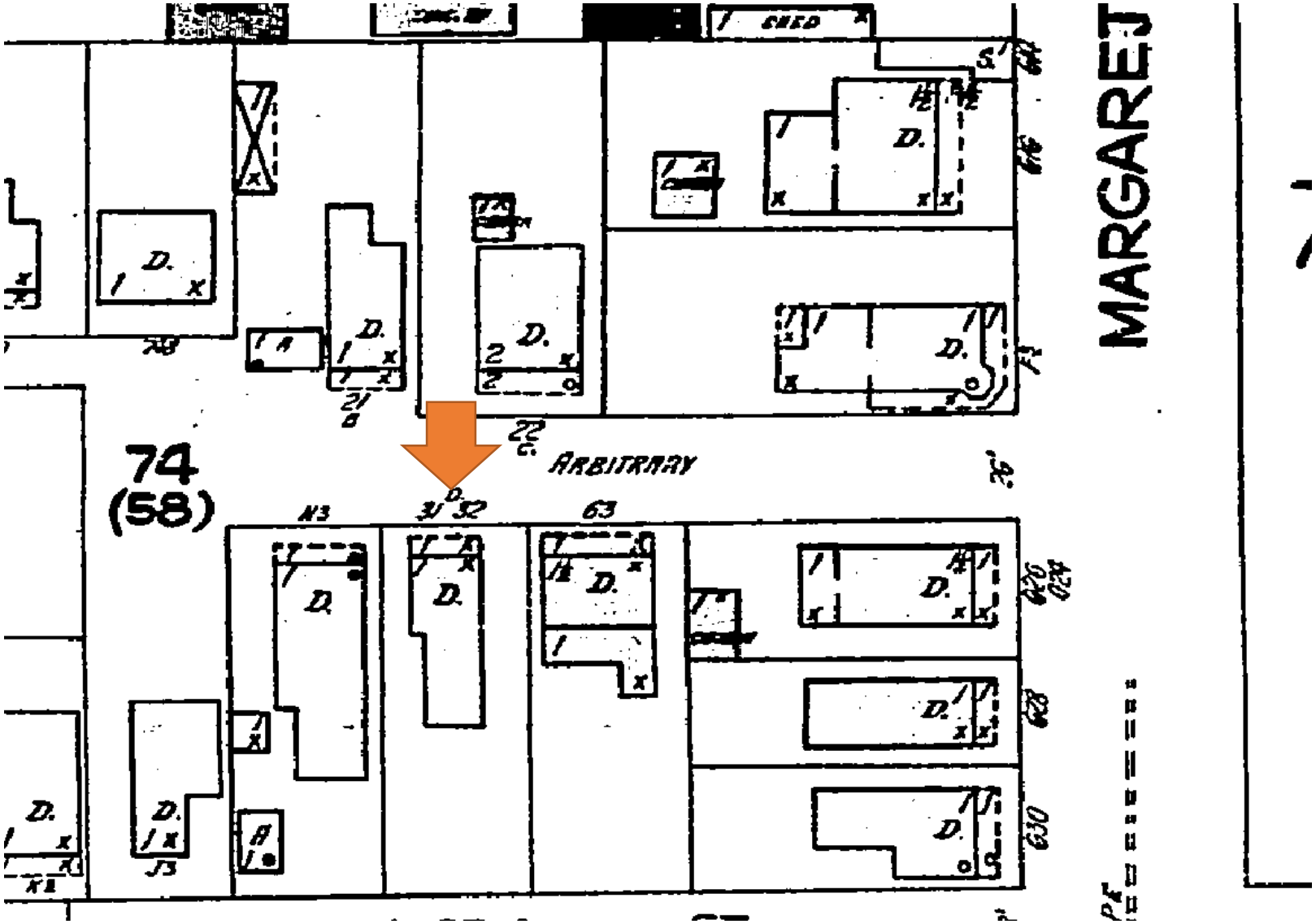
BUILDING DESCRIPTION:				
____ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
____ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE** _____	Staff Comments

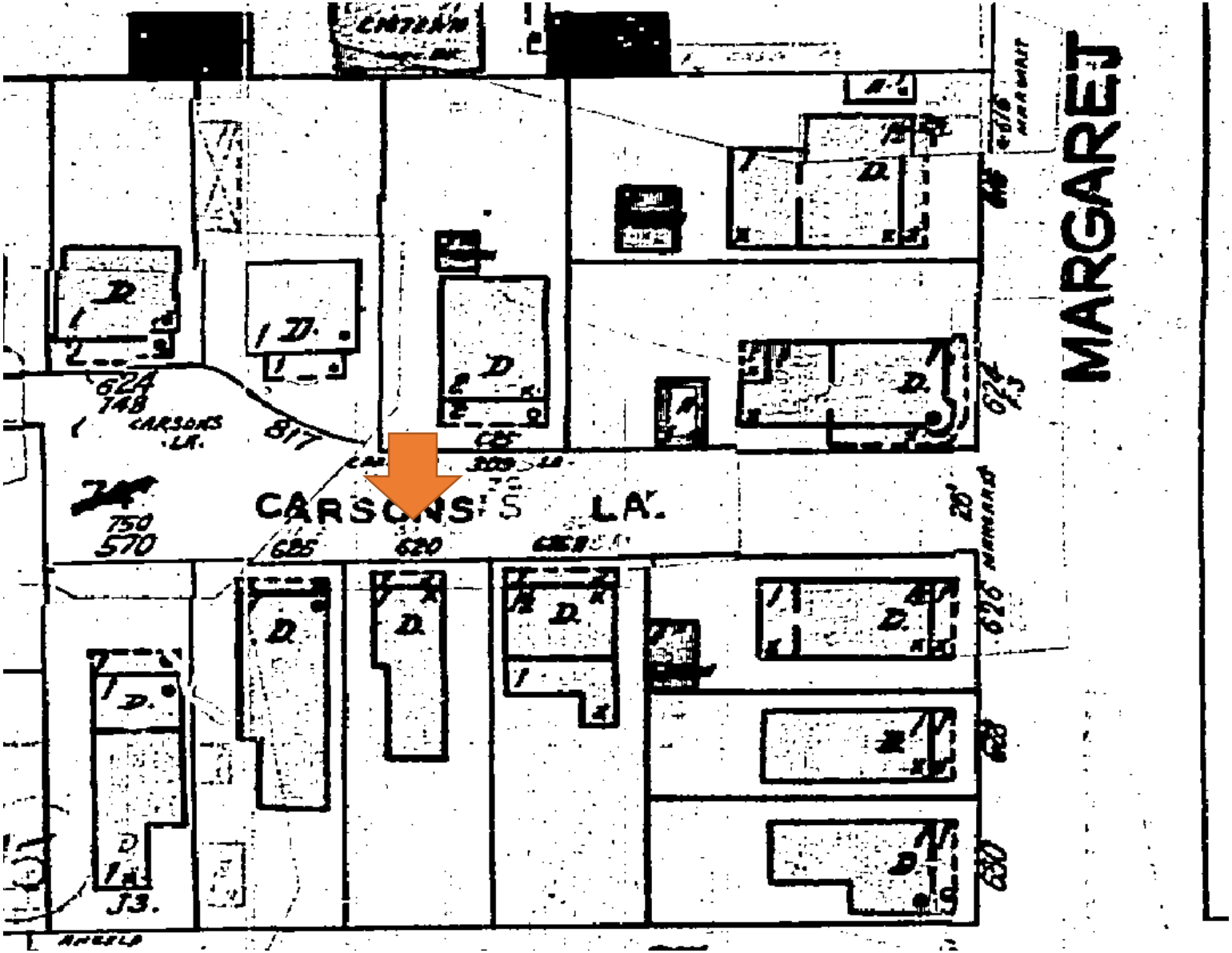
SANBORN MAPS



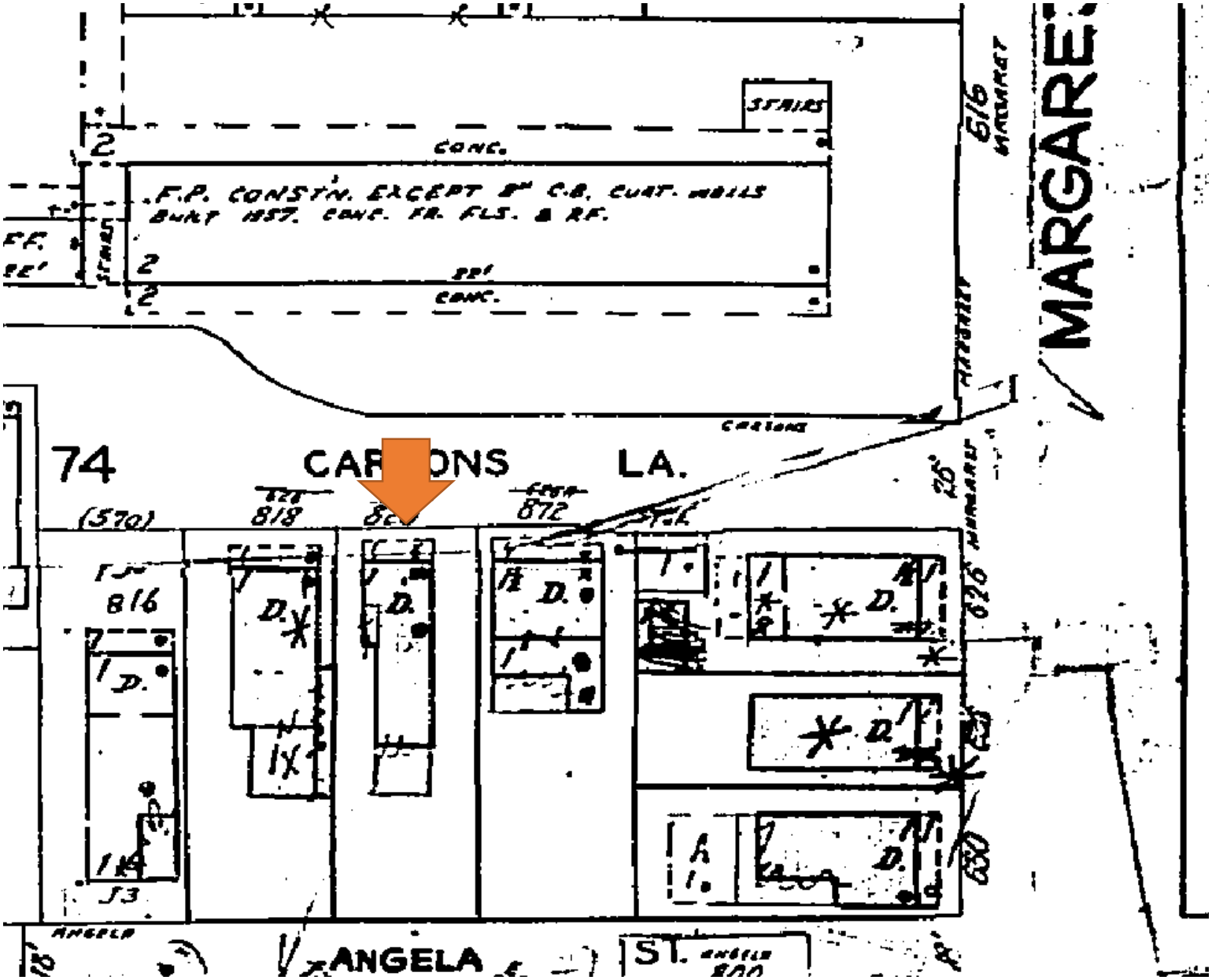
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



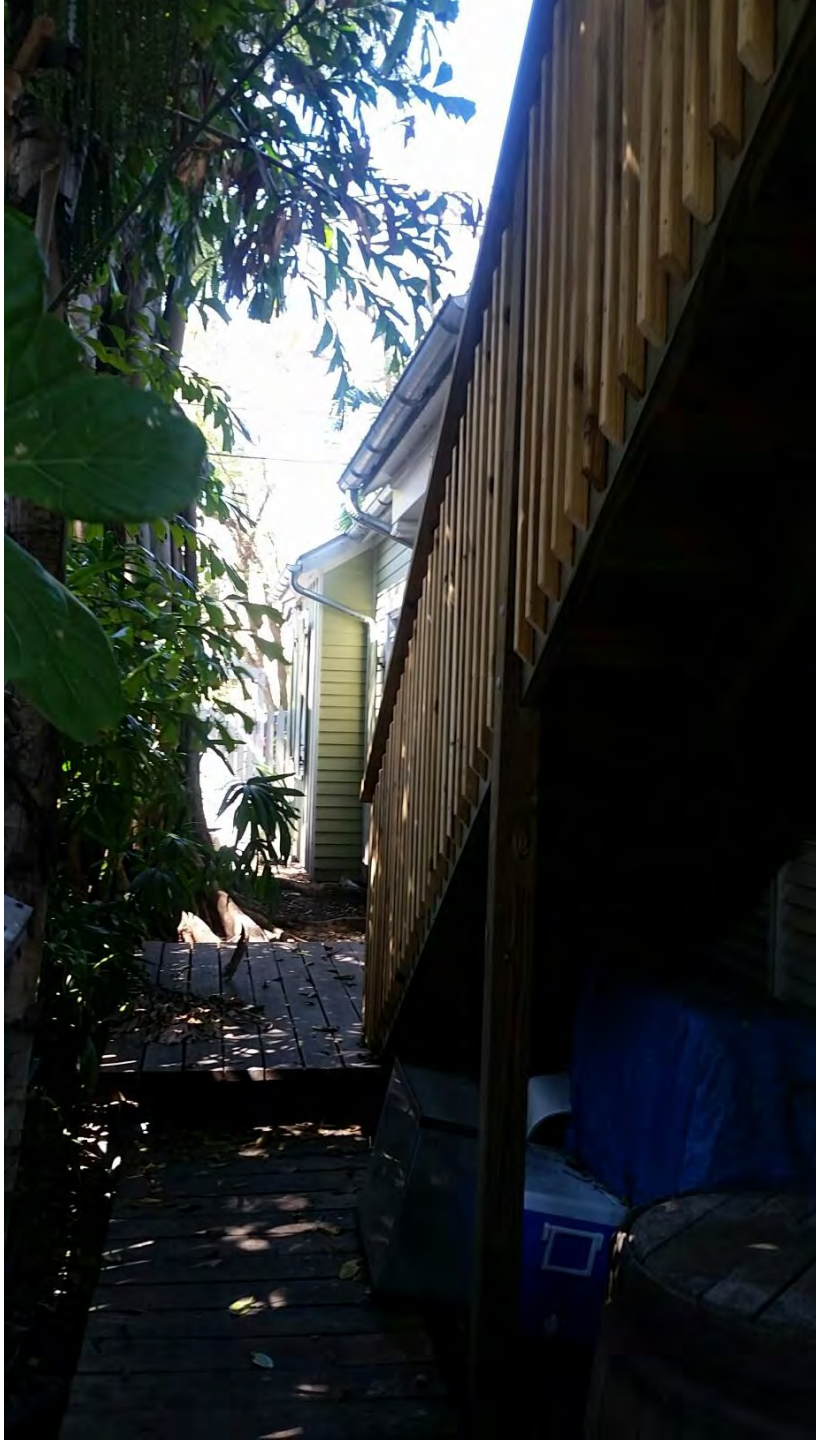
1962 Sanborn Map

PROJECT PHOTOS

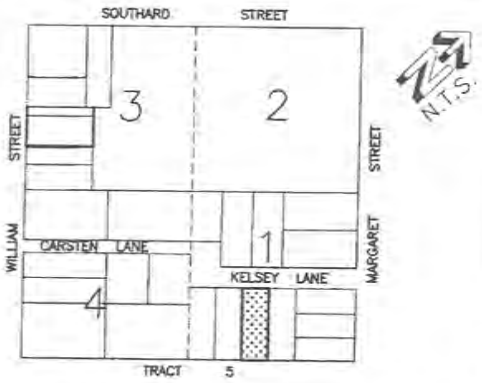
Property Appraiser’s Photograph, c.1965. Monroe County Public Library.

U.S. Mail

U.S. Mail
TEXAS
666-8377



SURVEY



LOCATION MAP

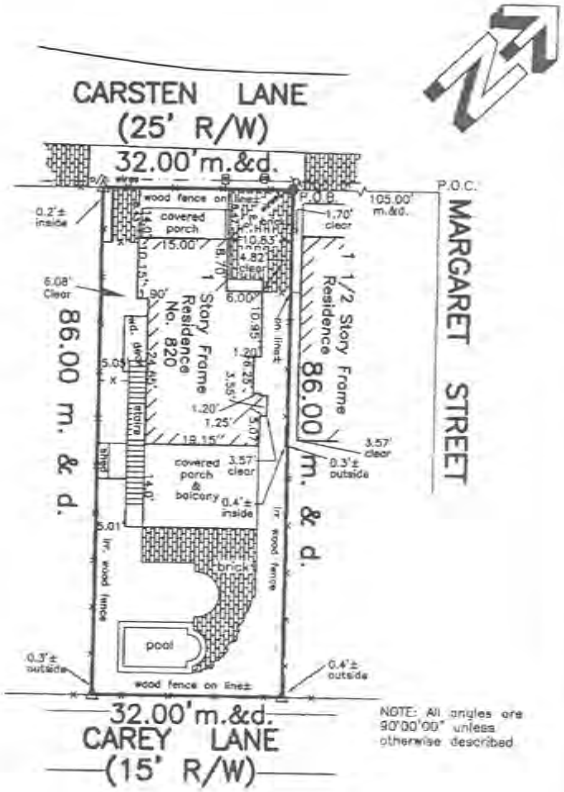
Square 58, City of Key West

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
℄	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



NOTE: All angles are 90°00'00" unless otherwise described.

LEGAL DESCRIPTION:
Part of Lot 1 Square 58, Plat Book A-5, Page 212 & 213, also known as Lot 8 of Plat Book 1, Page 27 of the Public Records of Monroe County, Florida and being better described by metes and bounds as follows: Commencing at the intersection of the Southwesterly Right-of-Way line of Margaret Street and the Southeasterly Right-of-Way line of Carstens Lane; thence along the said Southeasterly Right-of-Way line of Carstens Lane in a Southwesterly direction 105.0 feet to the Point of Beginning; thence at right angles in a Southeasterly direction 86 feet to Carey Lane; thence at right angle and along the Northwesterly Right-of-Way line of Carey Lane; thence at right angle angles along the Northwesterly Right-of-Way line of Carey Lane and in a Southwesterly direction 32 feet; thence at right angles and in a Northwesterly direction 86 feet to the Right-of-Way of Carstents Lane; thence at right angles and in a Northeasterly direction along the Southeasterly Right-of-Way line of Carstens Lane 32 feet to the Poi9nt of Beginning.

CERTIFICATION made to:
KWRH, LLC
Chicago Title Insurance Company
Sanchez & Ashby, P.A.

SURVEYOR'S NOTES:
North arrow based on assumed median
Bearing based on R/W Margaret Street
3.4 denotes exisitng elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic. Elevation: 14.324
Title search has not been performed on said or surrounding properties

MONUMENTATION:
⊗ = Set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
▲ = Found P.K. Nail
Δ = Set P.K. Nail, P.L.S. No. 2749

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 Statue Section 472.027, and the American land Title Association, and that there are no viable encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Field Work performed on: 3/18/15

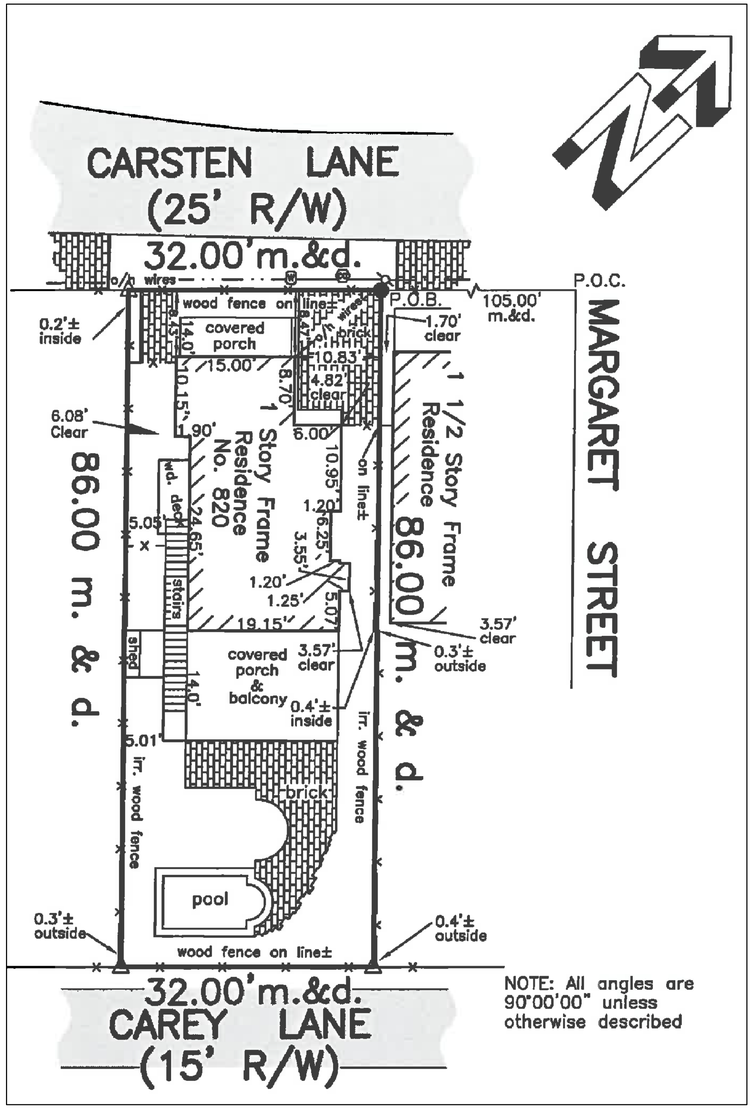
KWRH, LLC 820 Carsten Lane			
BOUNDARY SURVEY			Dwn No.: 15-180
Scale: 1"=20'	Ref. 216-21	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/20/15		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/14/15: Revise stairs			
f/datafred/dwg/keywest/block51/820carstens			

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

PROPOSED DESIGN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040



SURVEY

VIEW FROM CARSTON LN.

VIEW FROM CAREY LN.

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
Building Coverage	50% (1,376 S.F.)		
		40% (1,123 S.F.)	
			47% (1,295 S.F.)
Impervious ratio	60% (1,651 S.F.)		
		44% (1,231 S.F.)	
			51% (1,419 S.F.)
Open Space	35% min. (963 S.F.)		
		55% (1,521 S.F.)	
			42% (1,170 S.F.)
Setbacks *(FROM EAVES - NOT EXTERIOR WALLS AS SURVEY)*			
Front	10'	2.9'	2.9' N.C.
Side	5'	5.1'	5.5'
Side	5'	3.75'	3.75' N.C.
Rear	20'	28.8'	20.6'

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2014
ELECTRICAL: National Electrical Code, 2014
PLUMBING: Florida Building Code (Plumbing), 2014
MECHANICAL: Florida Building Code (Mech.), 2014
GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

COVER

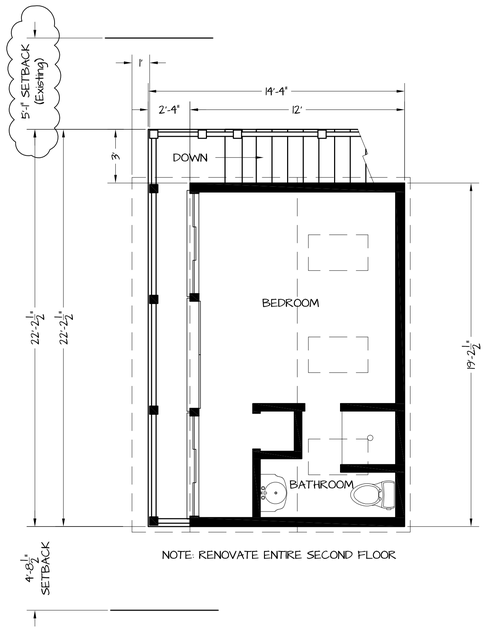
LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305.296.3784

PROJECT NO :

DATE : 2/8/2017
12/4/2016

1



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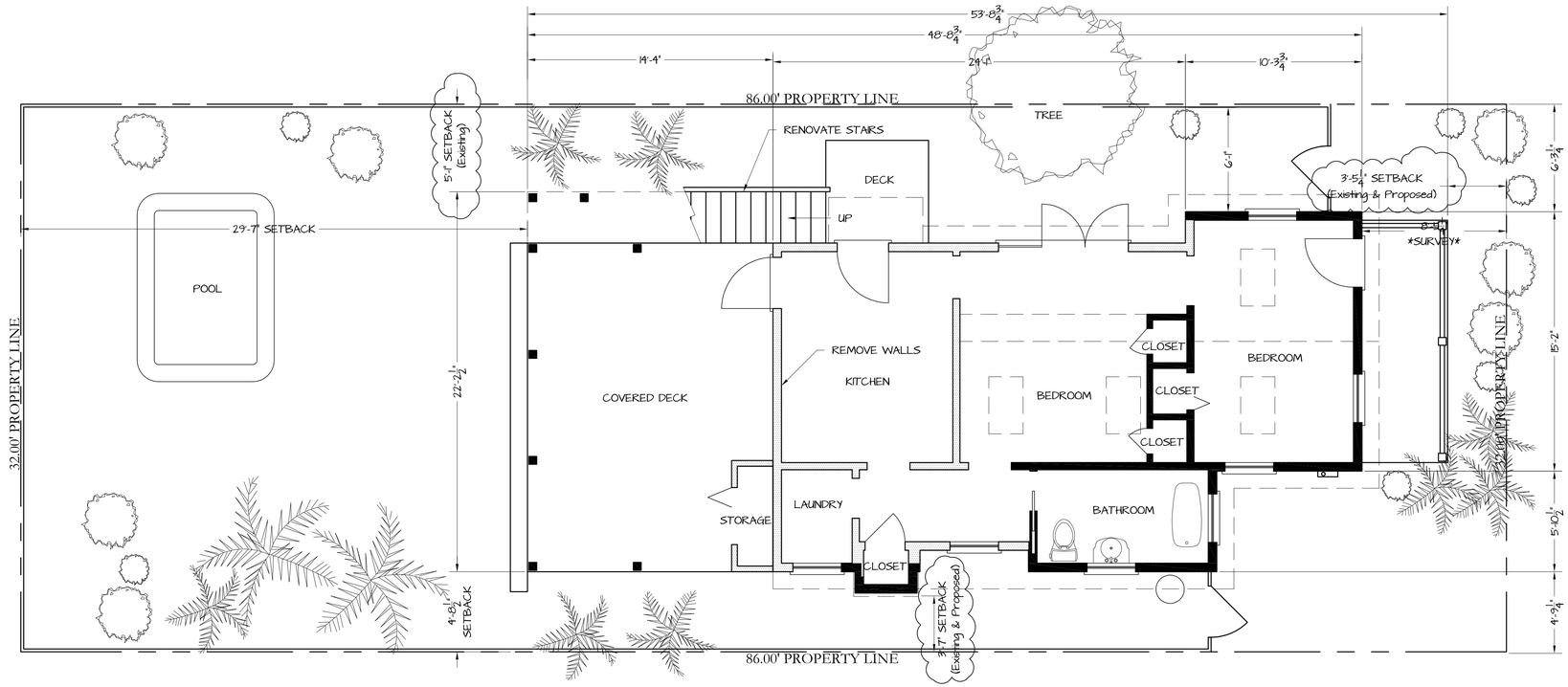
2ND FLOOR (EXISTING)

1/4" = 1'-0"



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1ST FLOOR (EXISTING / DEMO)

1/4" = 1'-0"

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
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			42% (1,170 S.F.)
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Rear	20'	28.8'	20.6'

EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

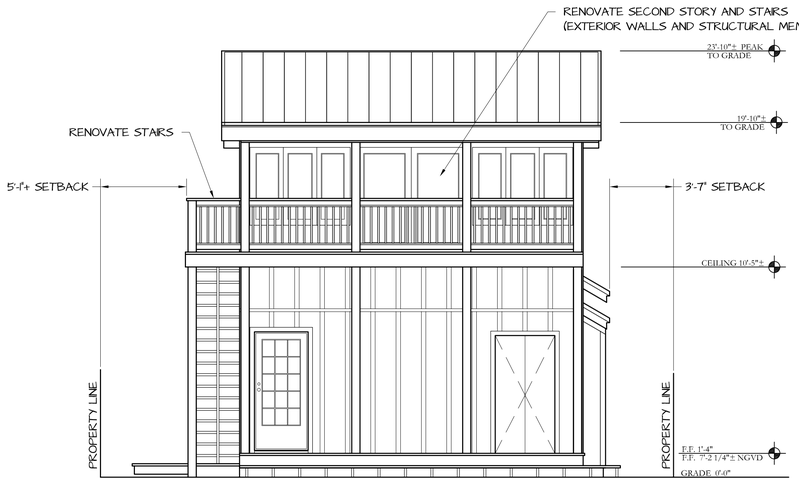
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

PROJECT NO :

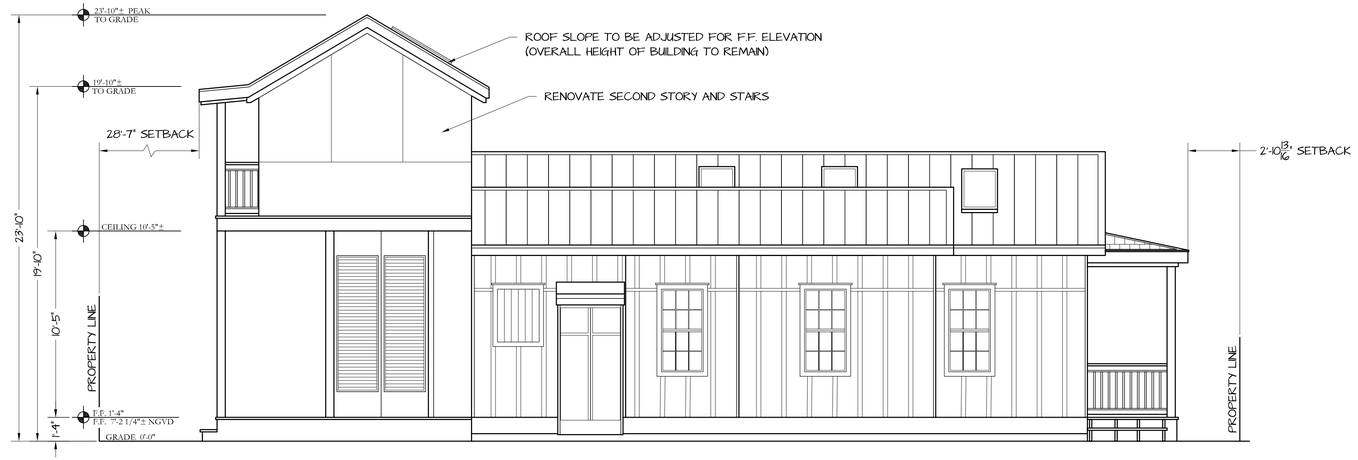
DATE : 2/8/2017
12/4/2016

2



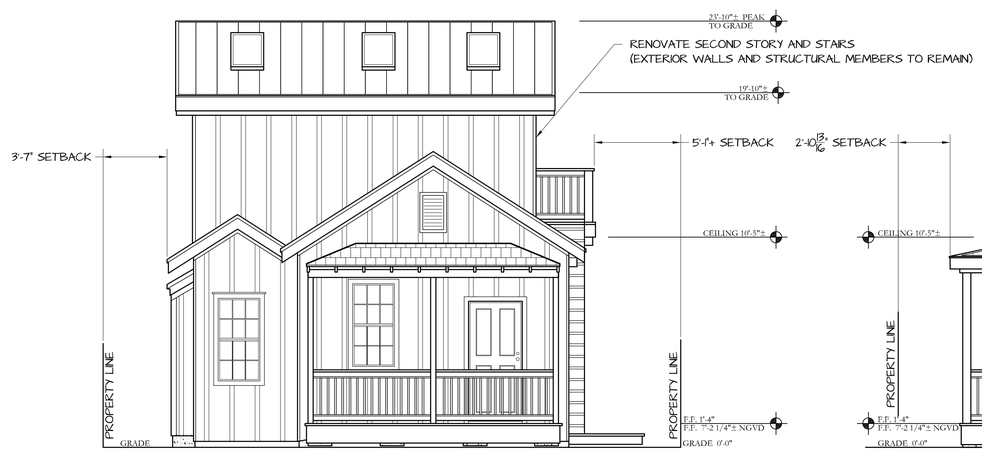
SOUTH ELEVATION (EXISTING)

1/4" = 1'-0"



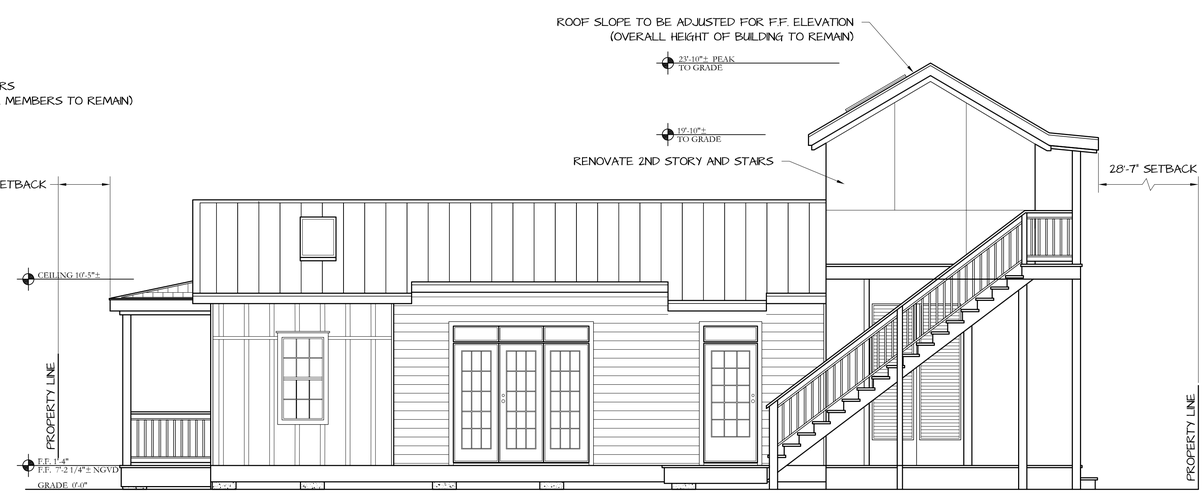
EAST ELEVATION (EXISTING)

1/4" = 1'-0"



NORTH ELEVATION (EXISTING)

1/4" = 1'-0"



WEST ELEVATION (EXISTING)

1/4" = 1'-0"

EXISTING ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
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DATE : 2/8/2017
12/4/2016

3

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Lot Size		2,752 S.F.	
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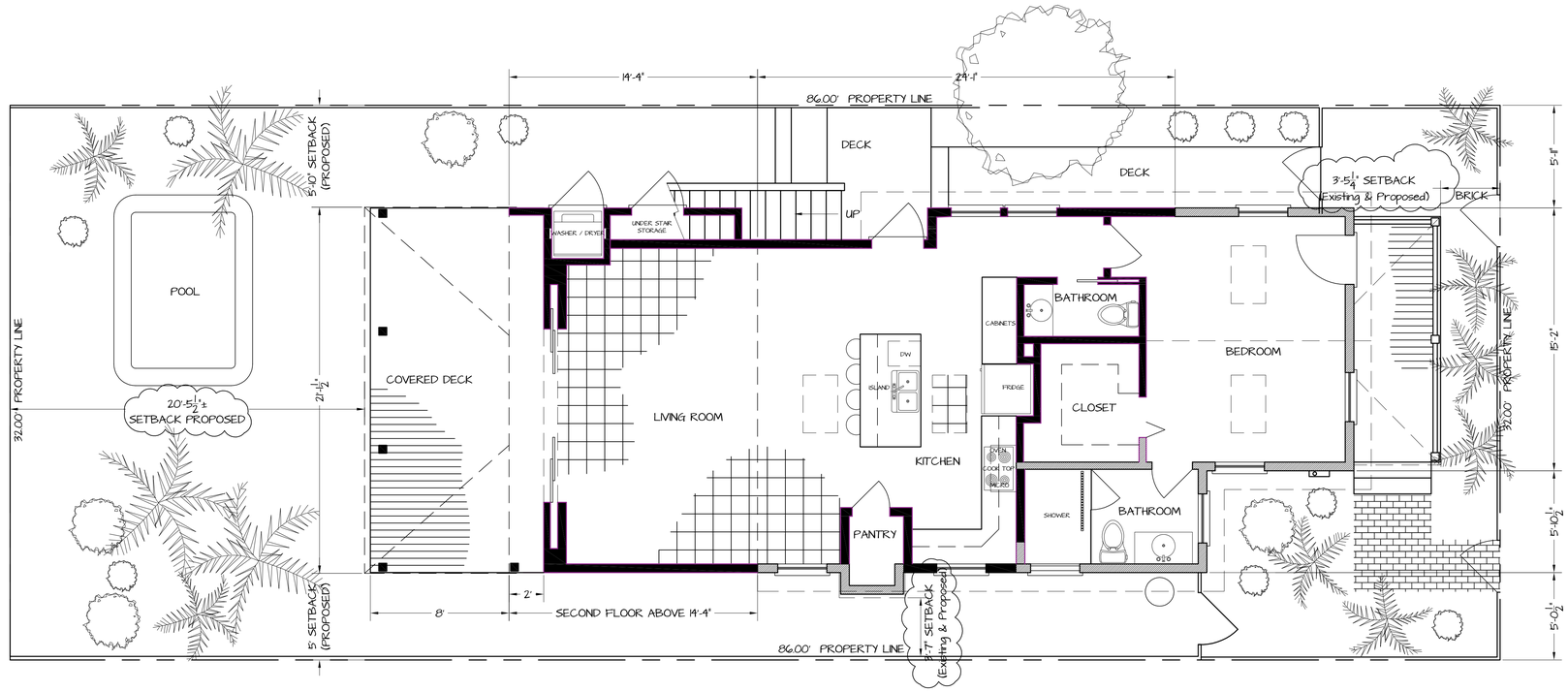
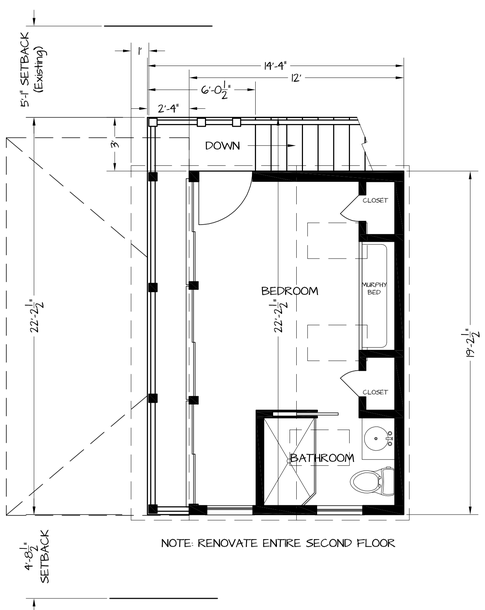


1ST FLOOR / SITE PLAN (PROPOSED)

1/4" = 1'-0"

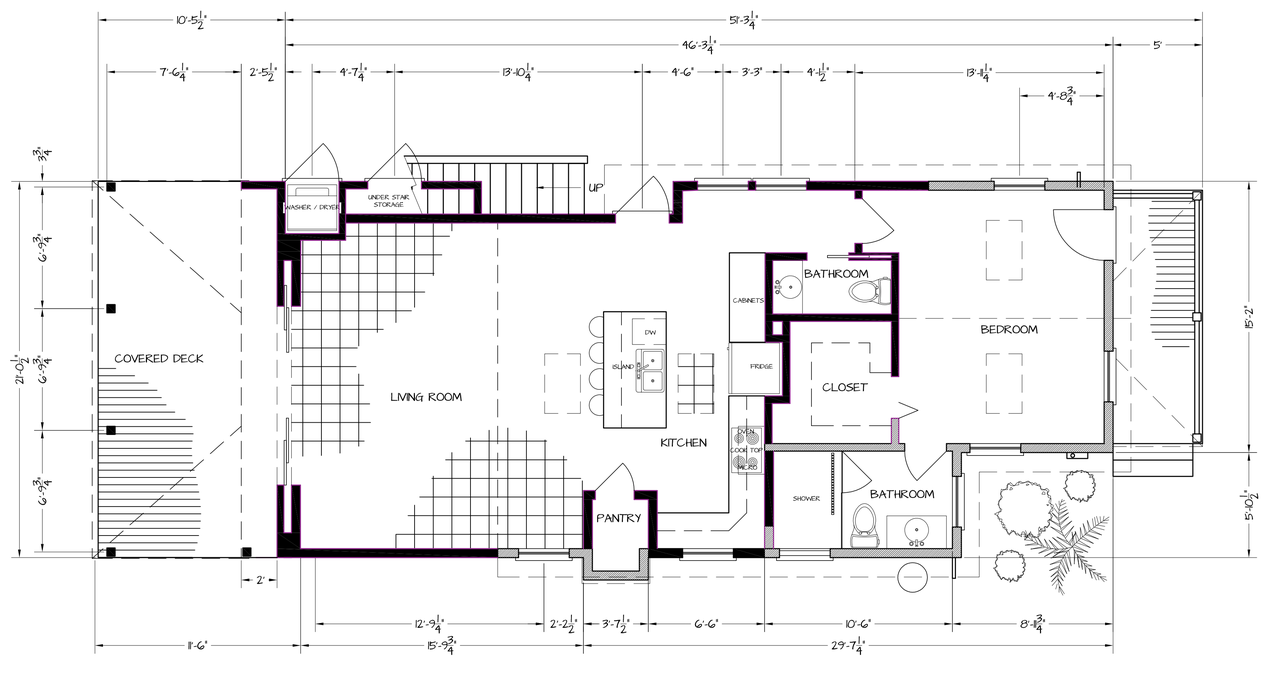
NOTE: RESIDENCE TO BE RAISED 1-0" FROM EXISTING F.F. ELEVATION TO CREATE GROWTH SPACE AT TREE ON SOUTHWEST SIDE OF HOUSE.
EXISTING ROOF 'PEAK ELEVATION' TO REMAIN AS EXISTING WITH ROOF AND FLOOR CHANGES PER RENOVATION PLANS.



NOTE: RENOVATE ENTIRE SECOND FLOOR

2ND FLOOR (PROPOSED)

1/4" = 1'-0"



1ST FLOOR (PROPOSED)

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PROPOSED PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

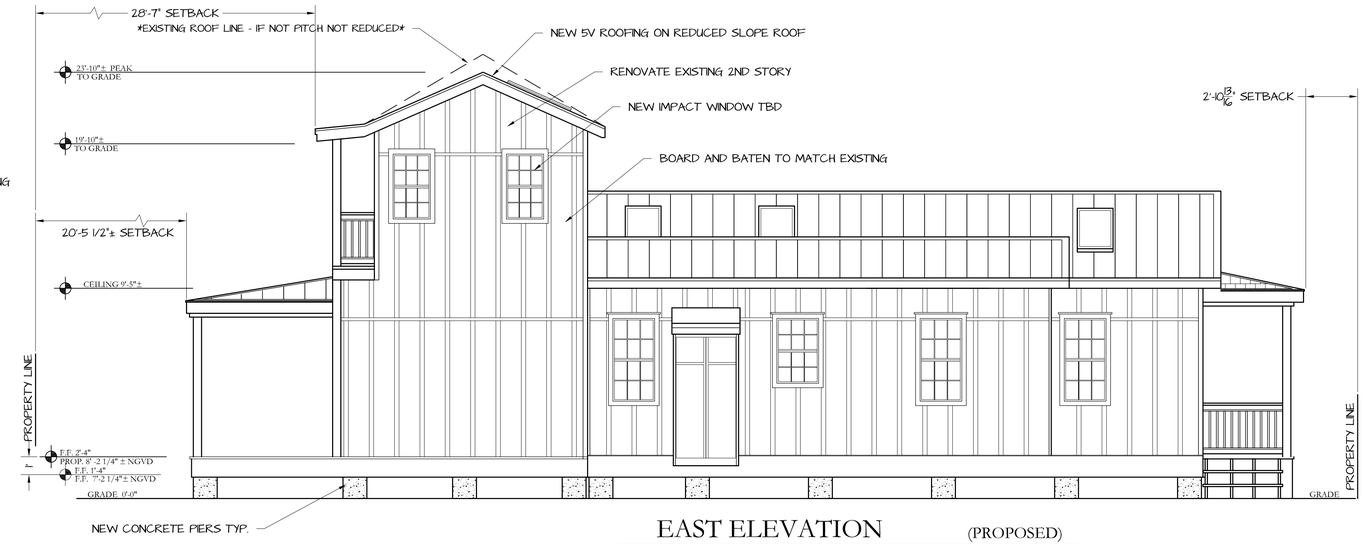
PROJECT NO :

DATE : 3/27/2017

4

SOUTH ELEVATION (PROPOSED)

1/4" = 1'-0"

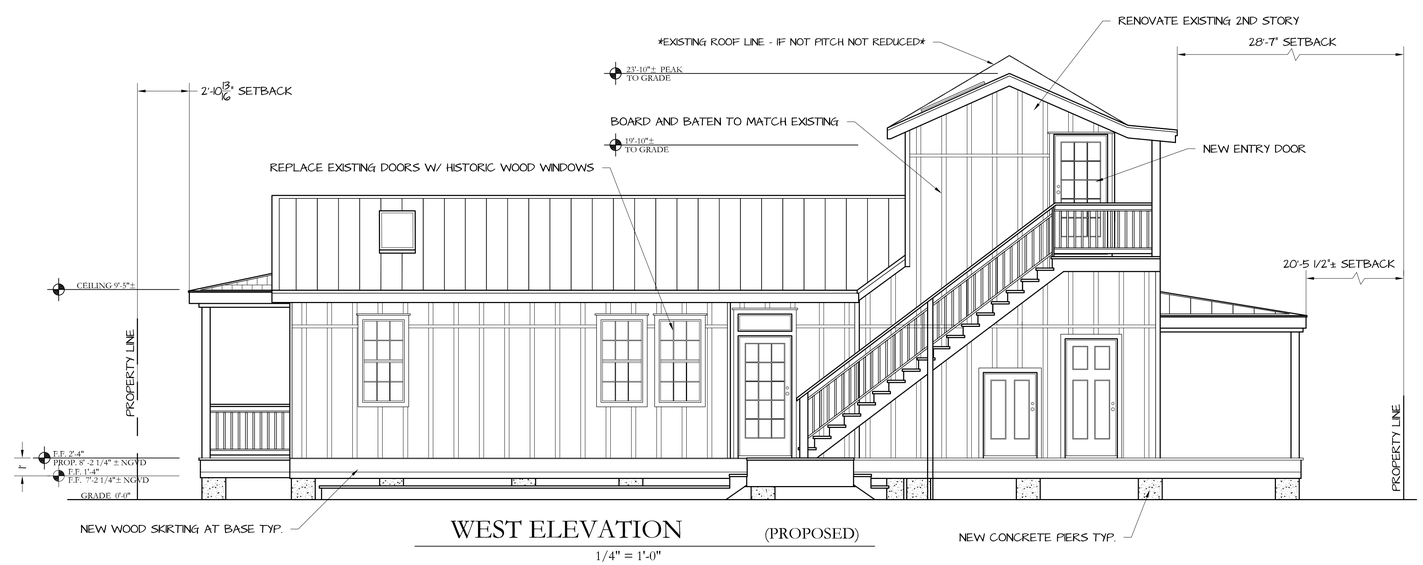


EAST ELEVATION (PROPOSED)

1/4" = 1'-0"

NORTH ELEVATION (PROPOSED)

1/4" = 1'-0"



WEST ELEVATION (PROPOSED)

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SCHEMATIC 'D'

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040

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321 PEACON LANE
305 296 3784

PROJECT NO :

DATE : 3/27/2017

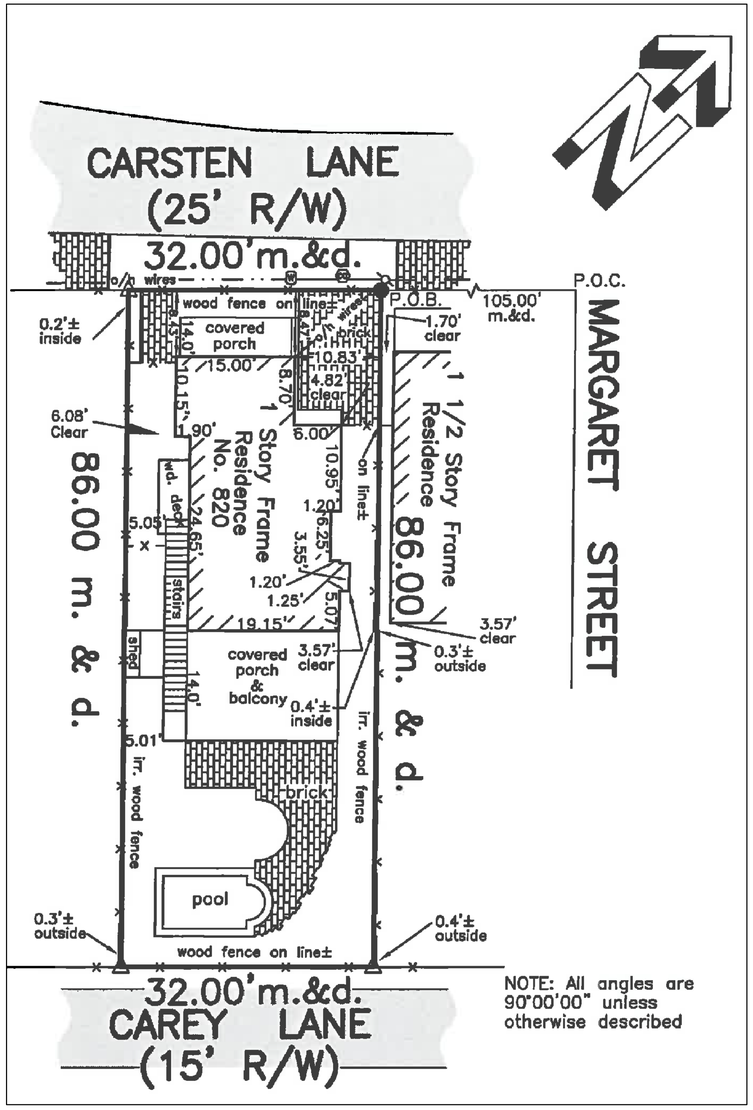
5

5 OF 5

PREVIOUSLY SUBMITTED DESIGN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040



SURVEY

VIEW FROM CARSTON LN.

VIEW FROM CAREY LN.

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COVER

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
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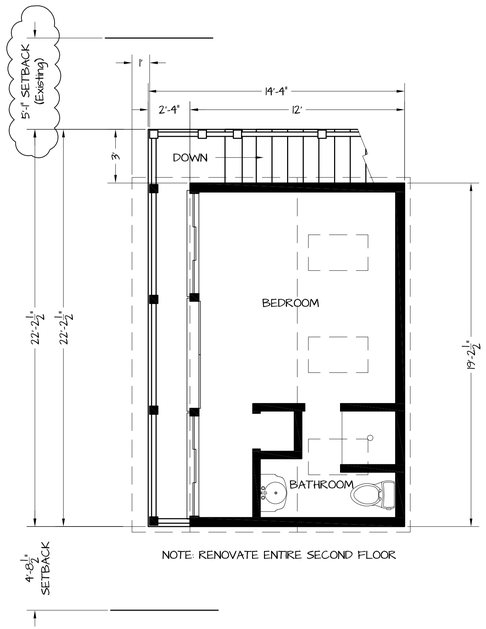
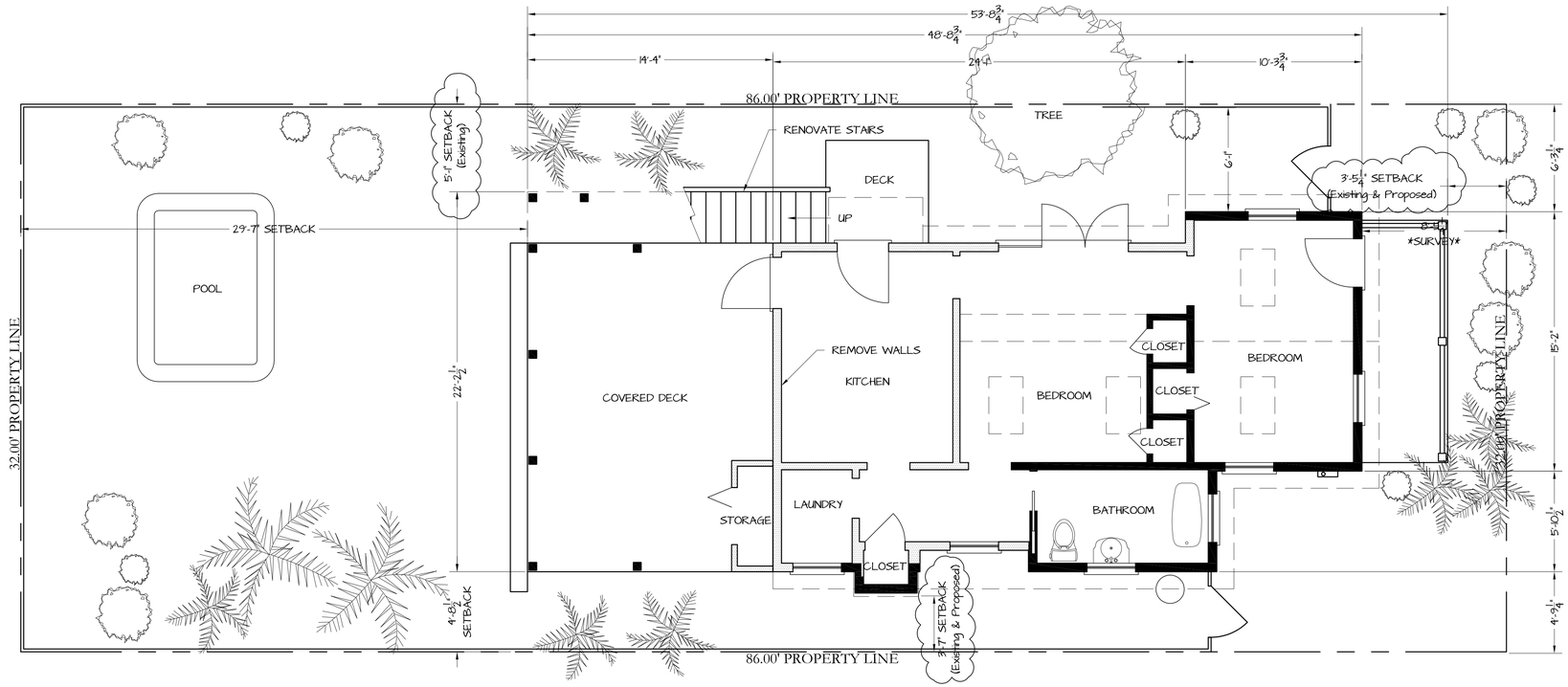


N

2ND FLOOR (EXISTING)

1/4" = 1'-0"



N

1ST FLOOR (EXISTING / DEMO)

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Site Data			
	Allowed	Existing	Proposed
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EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

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KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
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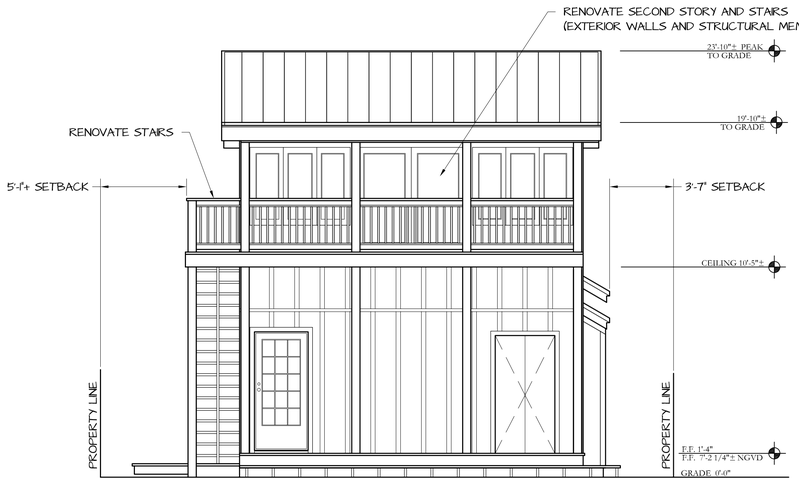
305 296 3784

PROJECT NO :

DATE : 2/8/2017
12/4/2016

2



SOUTH ELEVATION (EXISTING)

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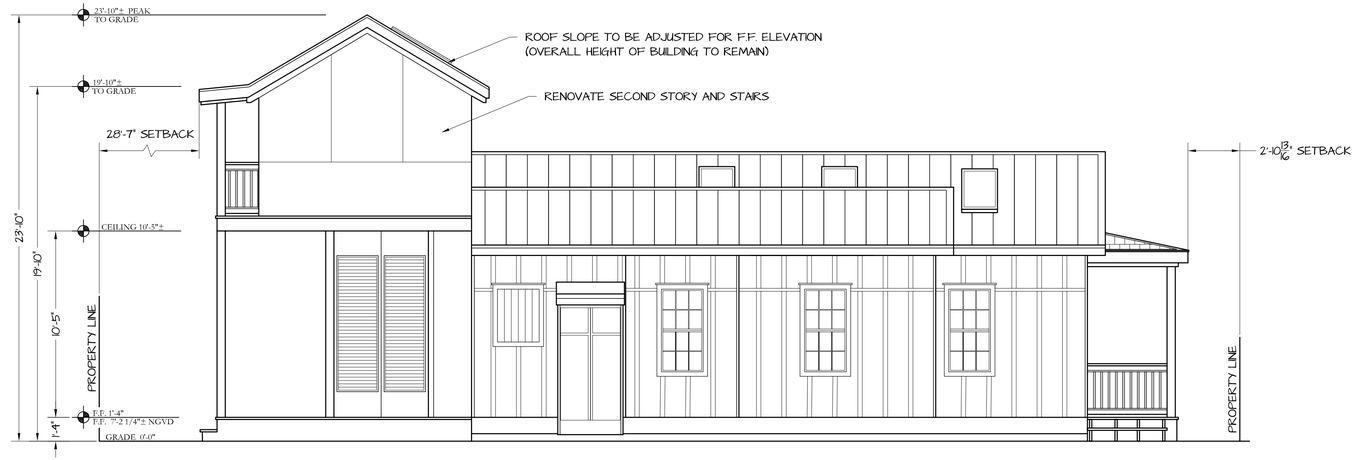

EAST ELEVATION (EXISTING)

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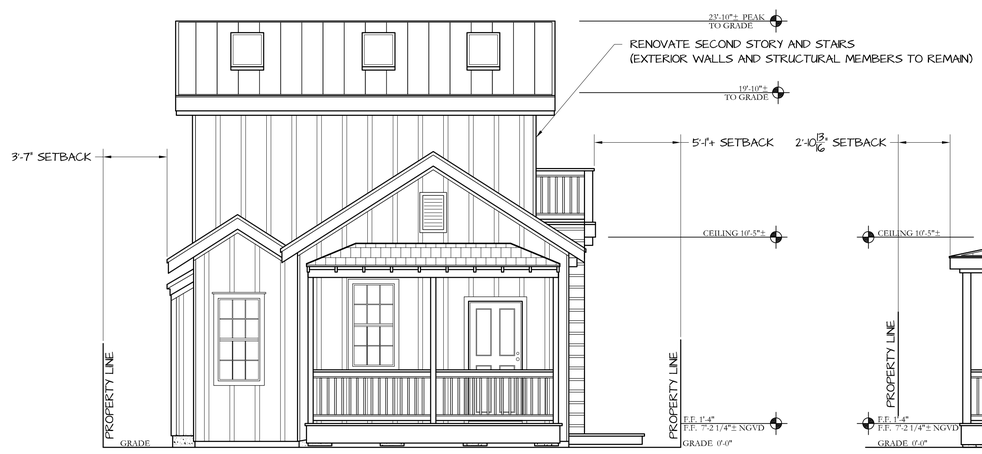

NORTH ELEVATION (EXISTING)

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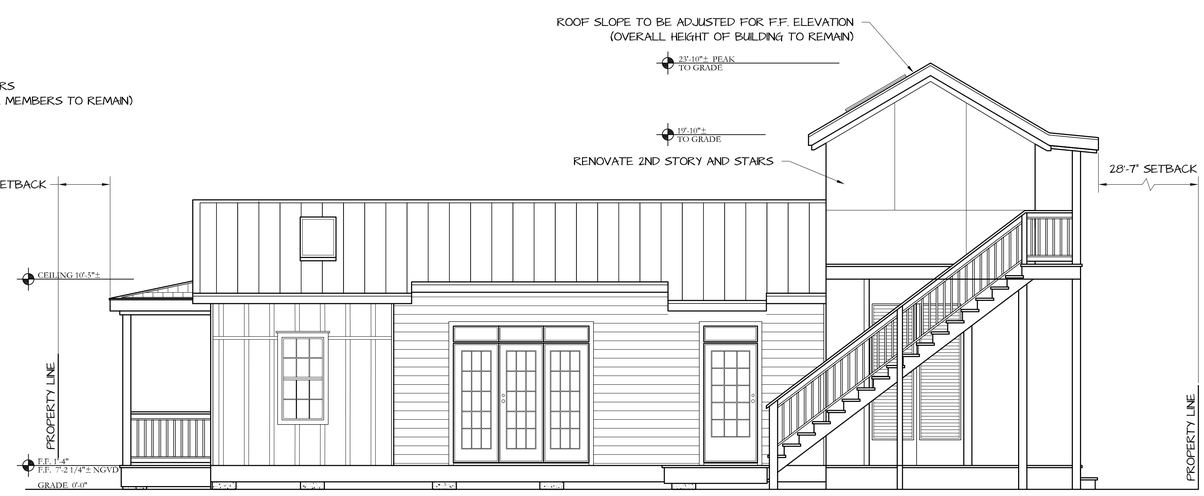

WEST ELEVATION (EXISTING)

1/4" = 1'-0"

EXISTING ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
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321 PEACON LANE
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PROJECT NO :

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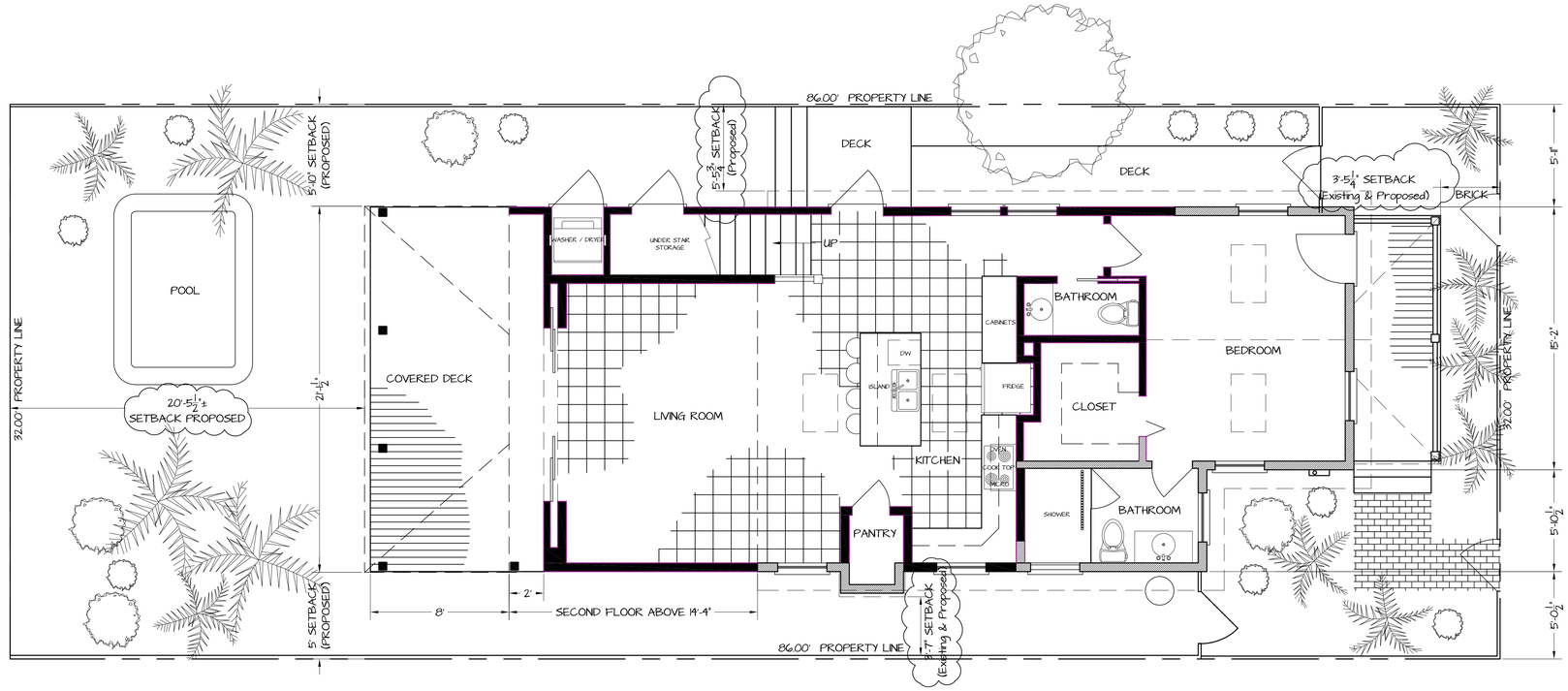
12/4/2016

3



1ST FLOOR / SITE PLAN (PROPOSED)

1/4" = 1'-0"

NOTE: RESIDENCE TO BE RAISED 1'-0" FROM EXISTING F.F. ELEVATION TO CREATE GROWTH SPACE AT TREE ON SOUTHWEST SIDE OF HOUSE.
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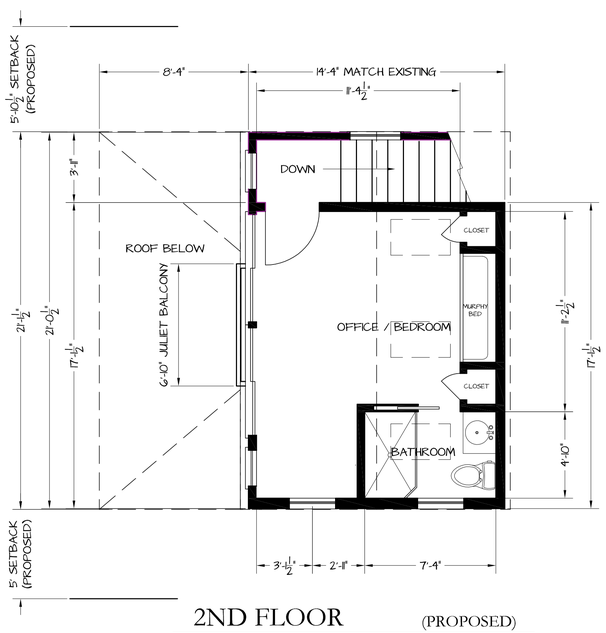

2ND FLOOR (PROPOSED)

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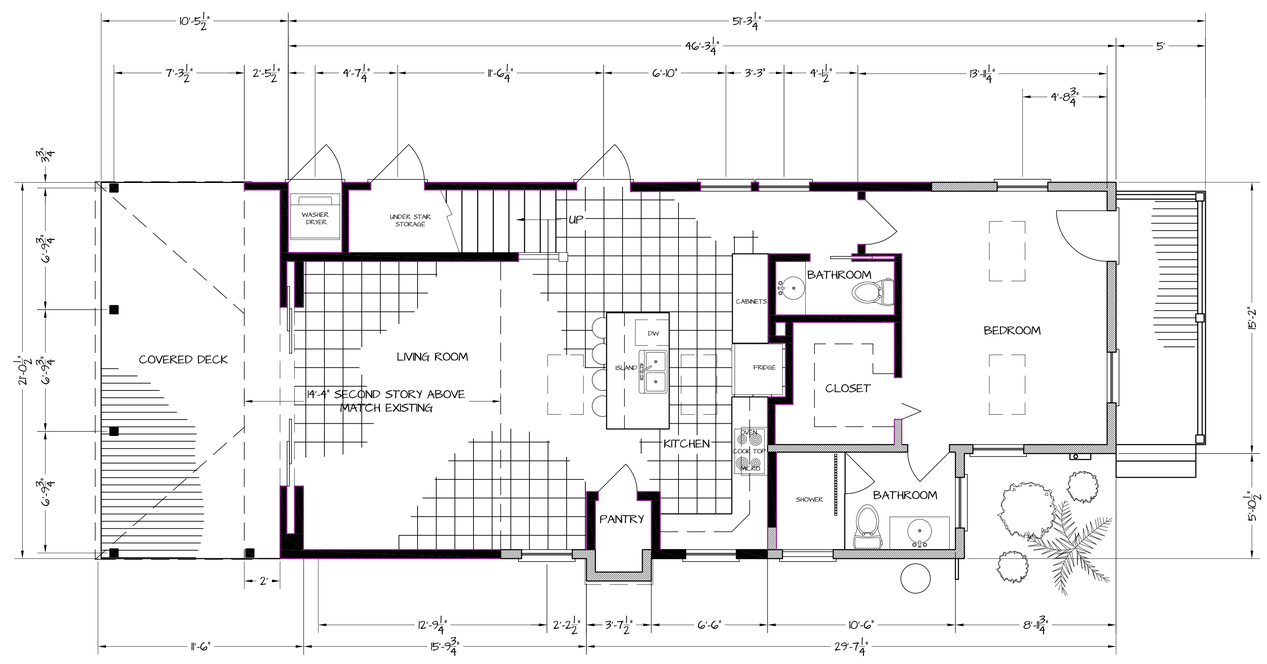


1ST FLOOR (PROPOSED)

1/4" = 1'-0"

PROPOSED PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

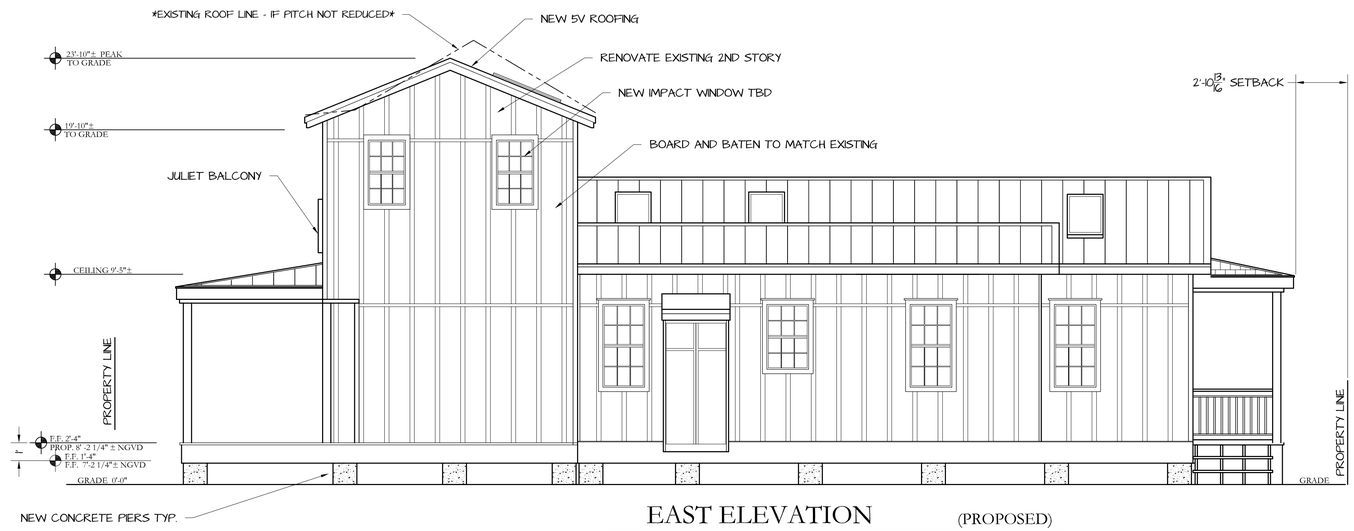
WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

PROJECT NO :
DATE : 2/8/2017 12/4/2016

4

SOUTH ELEVATION (PROPOSED)

1/4" = 1'-0"



EAST ELEVATION (PROPOSED)

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NORTH ELEVATION (PROPOSED)

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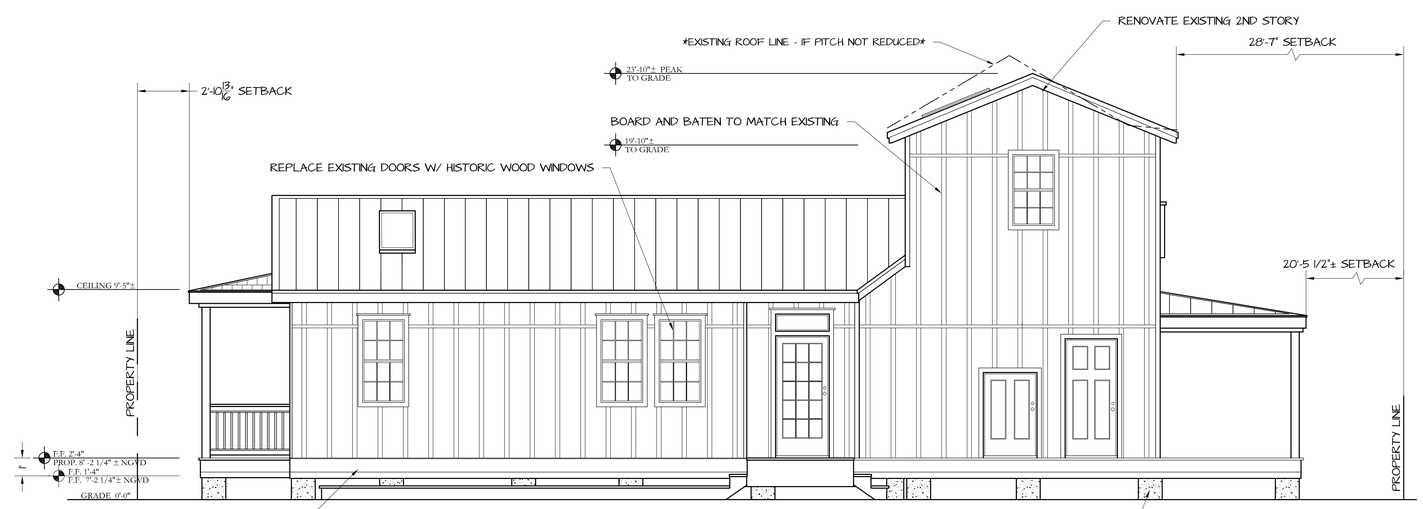

WEST ELEVATION (PROPOSED)

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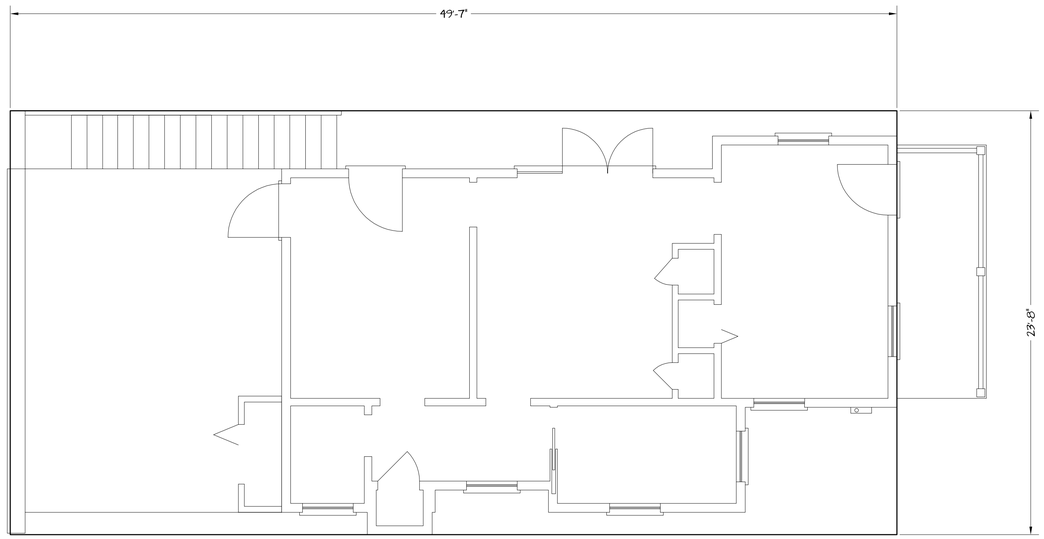
PROPOSED ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

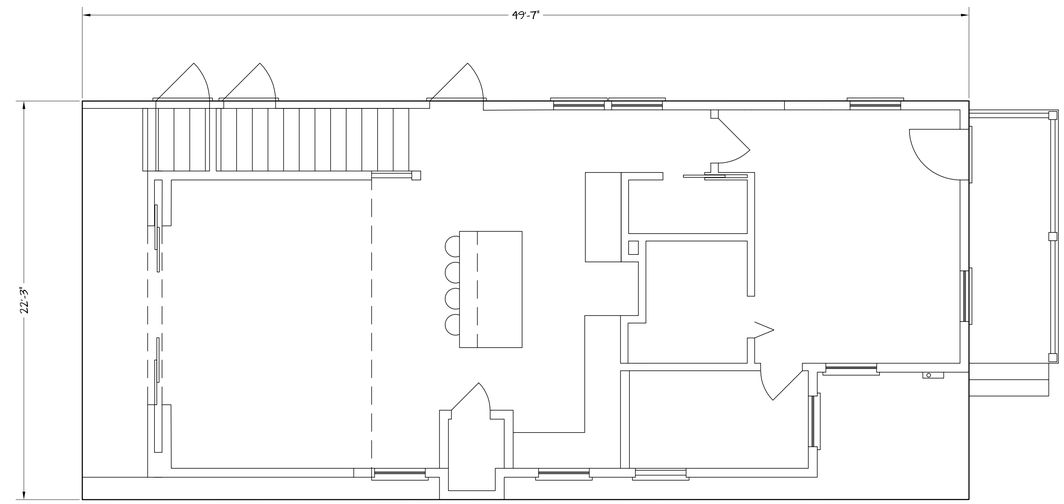
PROJECT NO :

DATE : 2/8/2017
12/5/2016



RESIDENTIAL BUILDING MASS AND SCALE

(FIRST AND SECOND FLOORS) (EXISTING)
OPEN PORCH NOT INCLUDED



RESIDENTIAL BUILDING MASS AND SCALE

(FIRST AND SECOND FLOORS) (PROPOSED)
OPEN PORCH NOT INCLUDED

DIMENSIONS REPRESENT THE EDGE OF BUILDING OR EDGE OF EXTERIOR STAIRS TO SECOND FLOOR.

RESIDENTIAL BUILDING MASS AND SCALE

(STREET VIEW) (EXISTING)

RESIDENTIAL BUILDING MASS AND SCALE

(STREET VIEW) (PROPOSED)

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR0017751
321 PEACON LANE
305.296.5784

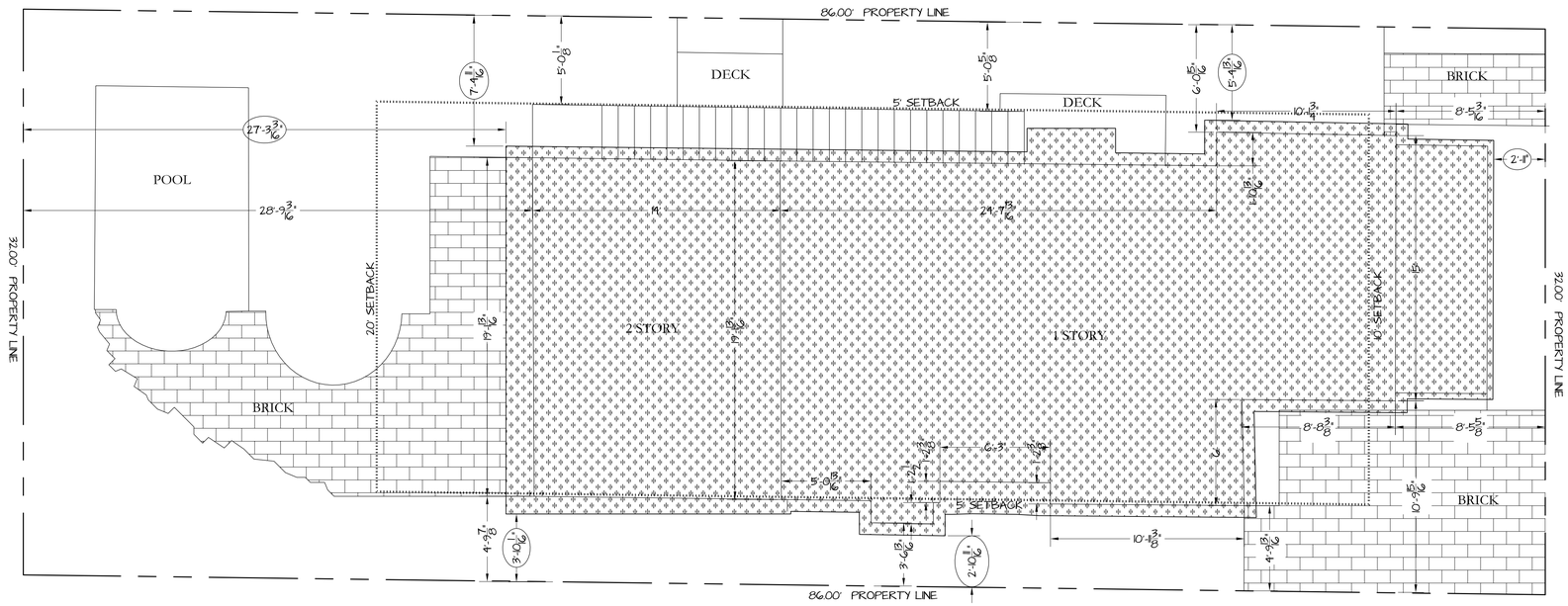
PROJECT NO :

DATE : 2/8/2017
1-22-2017

1

1 OF 1

MASS AND SCALE



N

SITE DETAIL (EXISTING)

1/4" = 1'-0"

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
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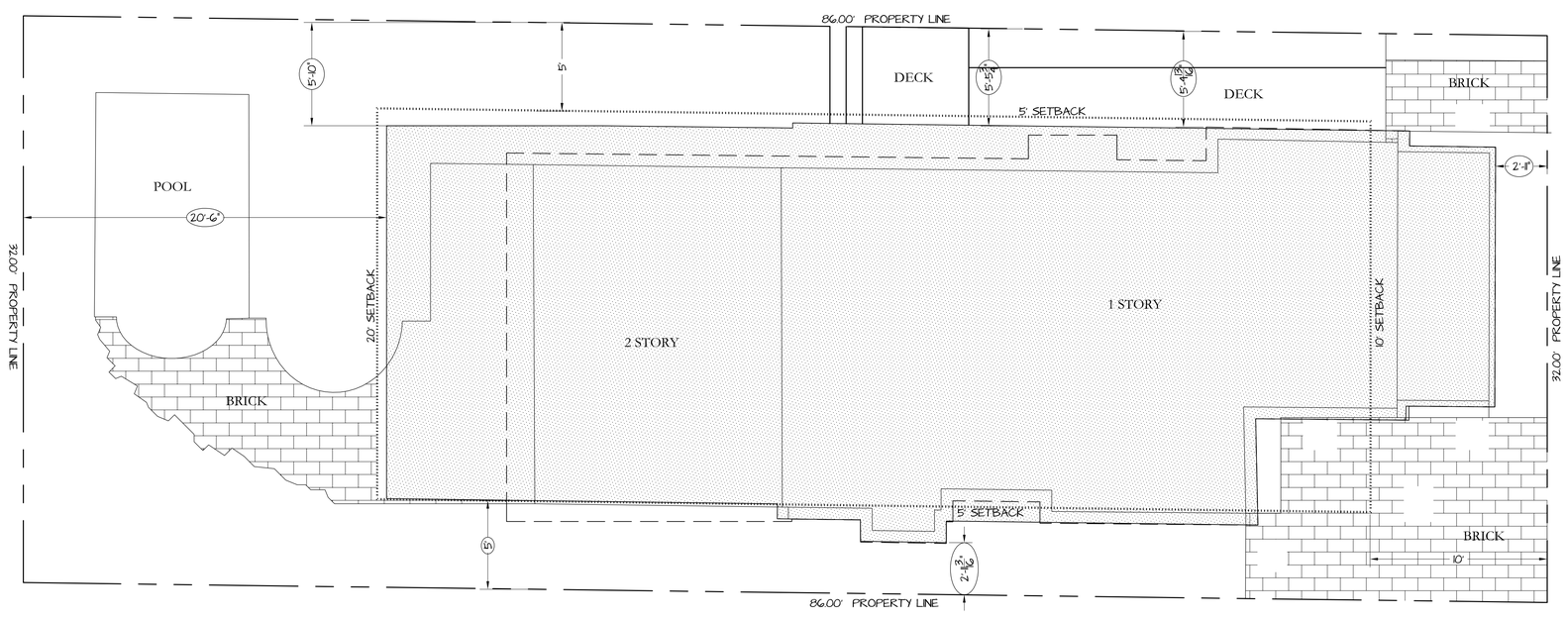
Setbacks *(FROM EAVES - NOT EXTERIOR WALLS AS SURVEY)*			
Front	10'	2.9'	2.9' N.C.
Side	5'	5.1'	5.5'
Side	5'	3.75'	3.75' N.C.
Rear	20'	28.8'	20.6'

NOTE: ALL CIRCLED DIMENSIONS ARE FROM FINISHED EAVE OF ROOF TO PROPERTY LINE

EXISTING ROOF COVERAGE

PROPOSED ROOF COVERAGE

PROPERTY SETBACK LINE



N

SITE DETAIL (PROPOSED)

1/4" = 1'-0"

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

PROJECT NO :

DATE : 10/28/2016

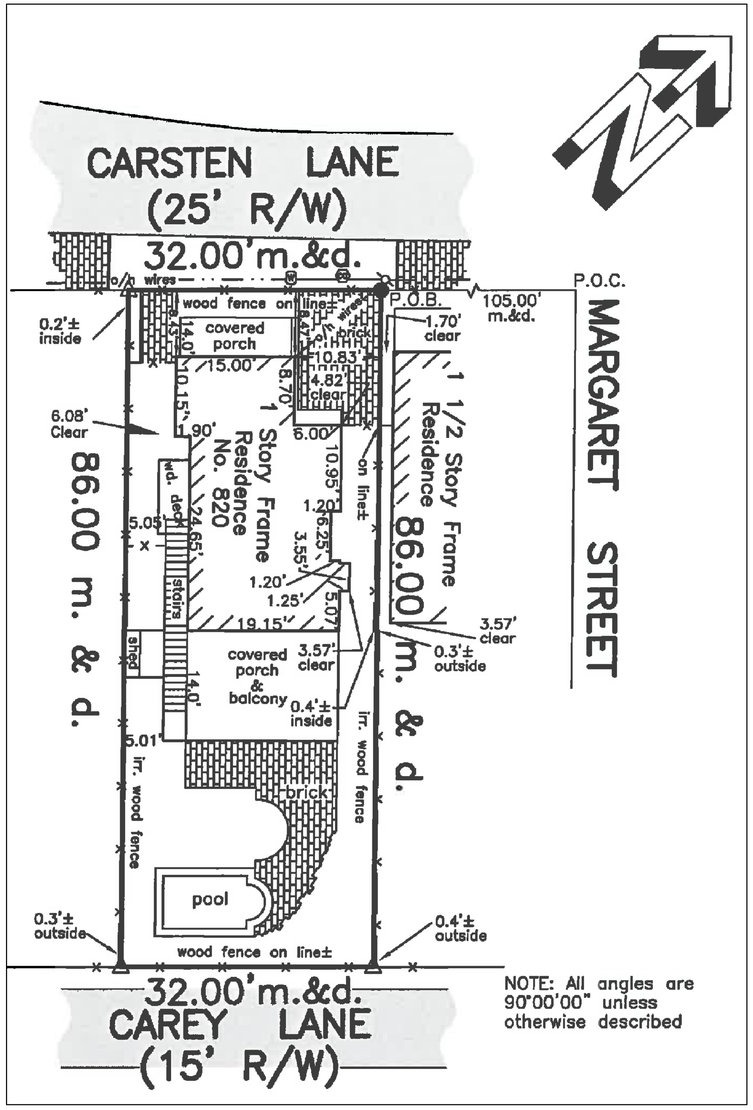
1

1 OF 1

PREVIOUSLY SUBMITTED DESIGN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040



NOTE: All angles are 90°00'00" unless otherwise described

SURVEY

VIEW FROM CARSTON LN.

VIEW FROM CAREY LN.

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
Building Coverage	50% (1,376 S.F.)		
		40% (1,123 S.F.)	
			49% (1,367 S.F.)
Impervious ratio	60% (1,651 S.F.)		
		44% (1,231 S.F.)	
			53% (1,475 S.F.)
Open Space	35% min. (963 S.F.)		
		55% (1,521 S.F.)	
			41% (1,143 S.F.)
Setbacks *(FROM EAVES - NOT EXTERIOR WALLS AS SURVEY)*			
Front	10'	2.9'	2.9' N.C.
Side	5'	5.1'	5.5'
Side	5'	3.75'	3.75' N.C.
Rear	20'	27.4'	20.6'

GENERAL NOTES

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ELECTRICAL: National Electrical Code, 2014
PLUMBING: Florida Building Code (Plumbing), 2014
MECHANICAL: Florida Building Code (Mech.), 2014
GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

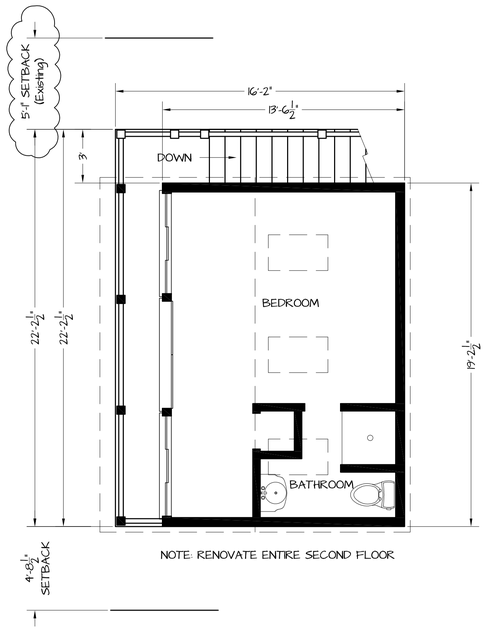
COVER

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305.296.3784

PROJECT NO :
10/6/2016
9/27/2016
8/24/2016
6/14/2016
6/10/2016
5/6/2016
DATE : 3/26/2016

1



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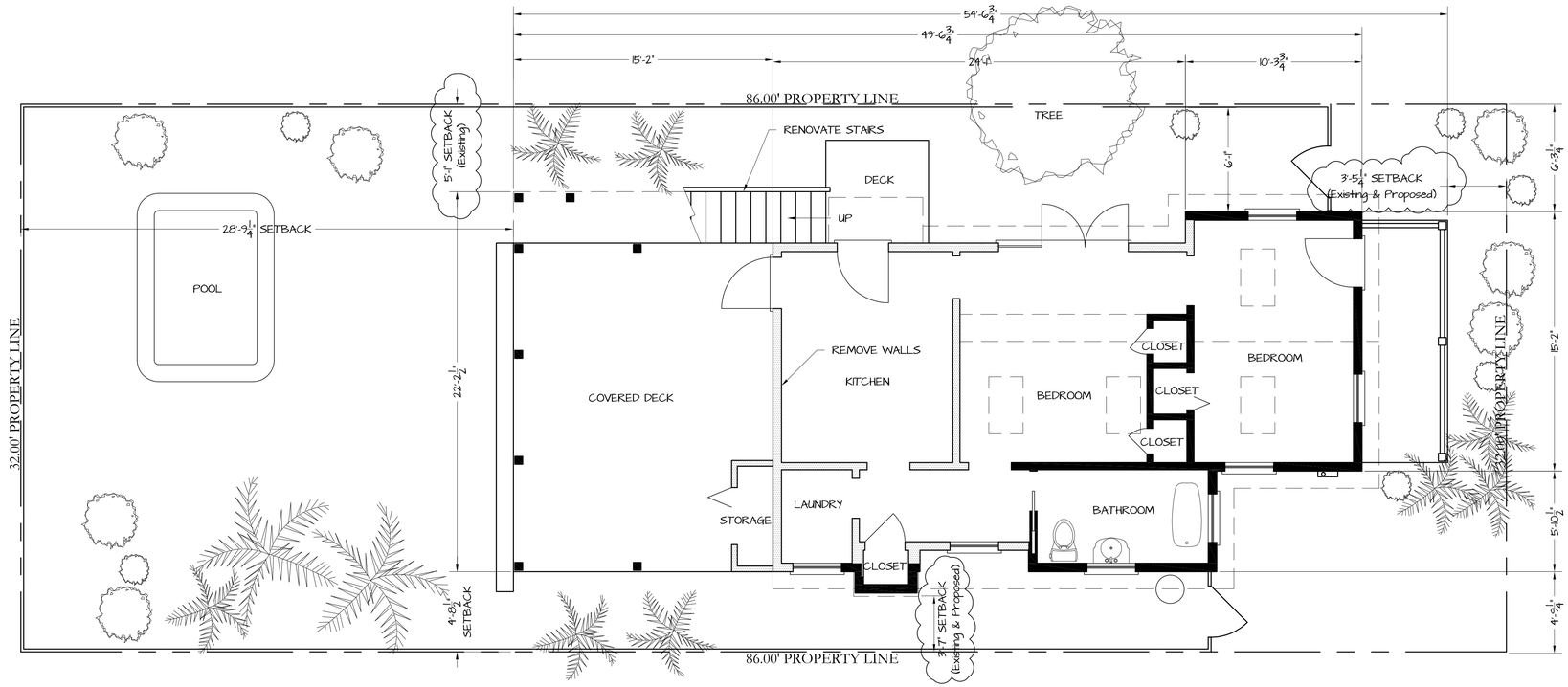
2ND FLOOR (EXISTING)

1/4" = 1'-0"



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1ST FLOOR (EXISTING / DEMO)

1/4" = 1'-0"

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
Building Coverage	50% (1,376 S.F.)		
		40% (1,123 S.F.)	
			49% (1,367 S.F.)
Impervious ratio	60% (1,651 S.F.)		
		44% (1,231 S.F.)	
			53% (1,475 S.F.)
Open Space	35% min. (963 S.F.)		
		55% (1,521 S.F.)	
			41% (1,143 S.F.)
Setbacks *(FROM EAVES - NOT EXTERIOR WALLS AS SURVEY)*			
Front	10'	2.9'	2.9' N.C.
Side	5'	5.1'	5.5'
Side	5'	3.75'	3.75' N.C.
Rear	20'	27.4'	20.6'

EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

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KEY WEST, FLORIDA
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PROJECT NO :
10/6/2016
9/27/2016
8/24/2016
6/19/2016
6/10/2016
5/6/2016
DATE : 3/26/2016

SOUTH ELEVATION (EXISTING)

1/4" = 1'-0"

EAST ELEVATION (EXISTING)

1/4" = 1'-0"

NORTH ELEVATION (EXISTING)

1/4" = 1'-0"

WEST ELEVATION (EXISTING)

1/4" = 1'-0"

EXISTING ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

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KEY WEST, FLORIDA
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PROJECT NO :
10/6/2016
9/27/2016
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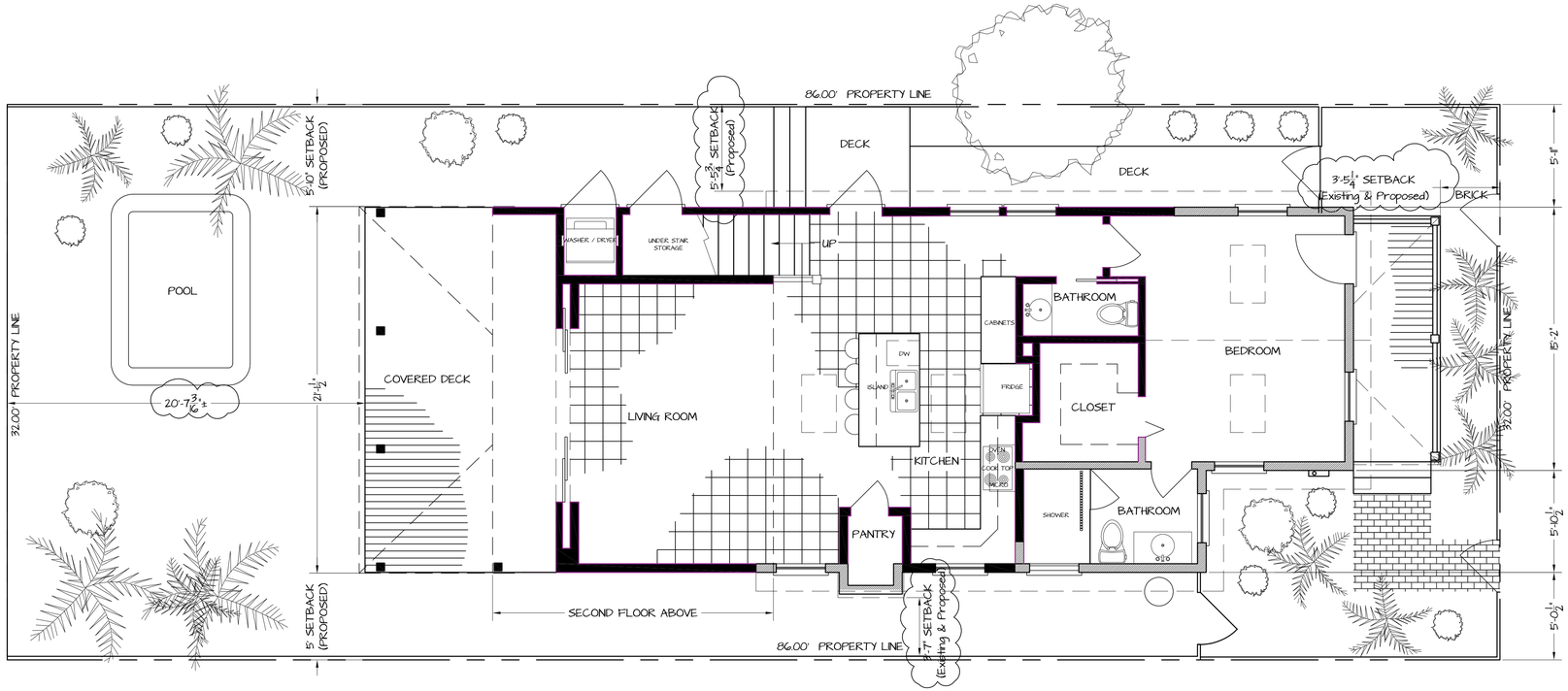
6/10/2016
5/6/2016
DATE : 3/26/2016

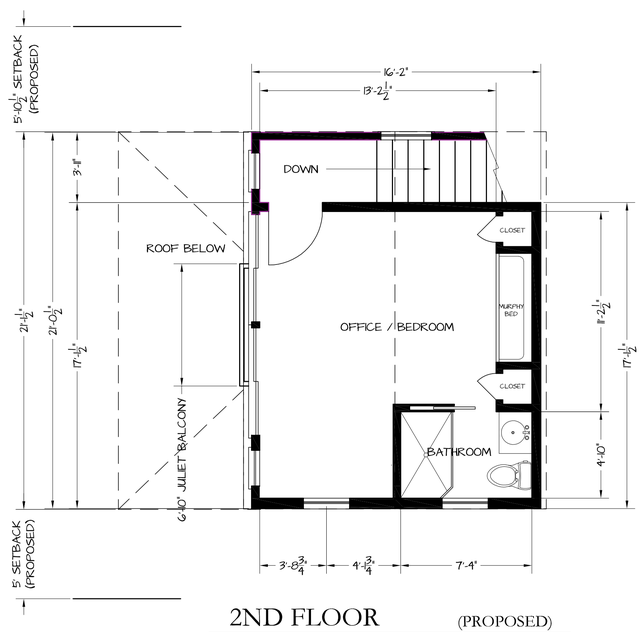
3



1ST FLOOR / SITE PLAN (PROPOSED)

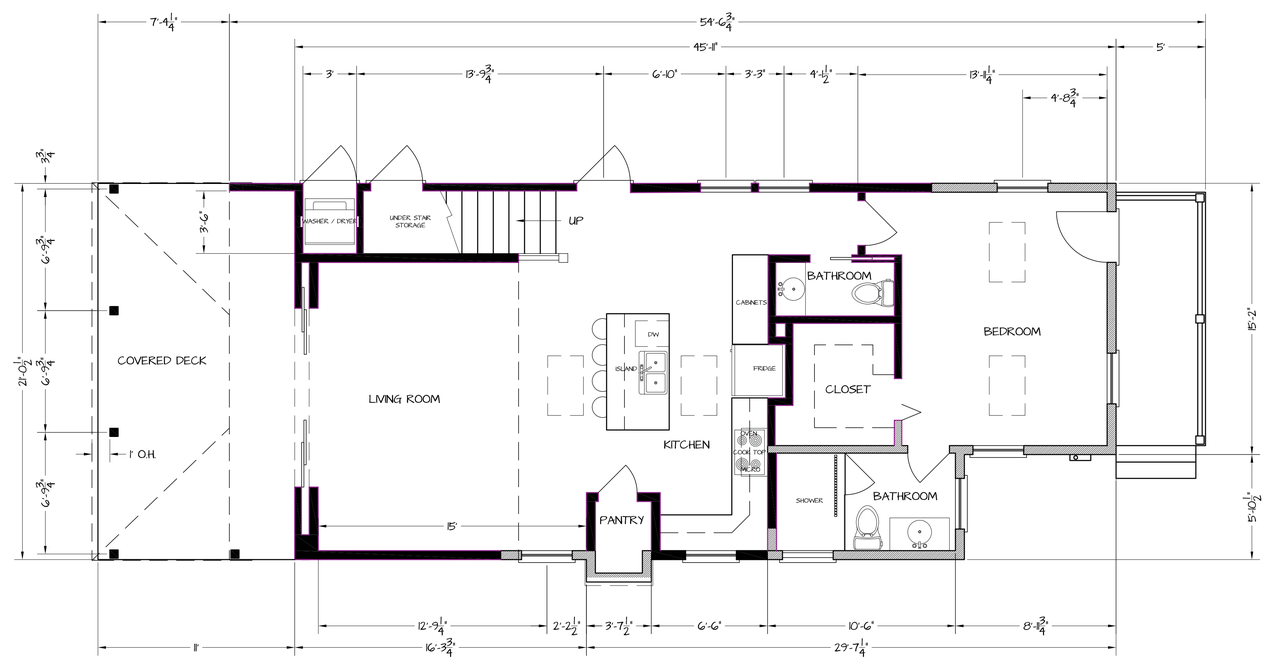
1/4" = 1'-0"

NOTE: RESIDENCE TO BE RAISED 1'-0" FROM EXISTING F.F. ELEVATION TO CREATE GROWTH SPACE AT TREE ON SOUTHWEST SIDE OF HOUSE.
EXISTING ROOF 'PEAK ELEVATION' TO REMAIN AS EXISTING WITH REDUCTION OF 2ND FLOOR ROOF SLOPE PER RENOVATION PLANS.
AT TIME OF FINISHED FLOOR ELEVATION CHANGE, RESIDENCE IS TO BE SHIFTED SOUTH WEST 3'± FOR CLEAR 5'-0" SETBACK AT SECOND FLOOR.



2ND FLOOR (PROPOSED)

1/4" = 1'-0"



1ST FLOOR (PROPOSED)

1/4" = 1'-0"

PROPOSED PLAN

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

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6/10/2016
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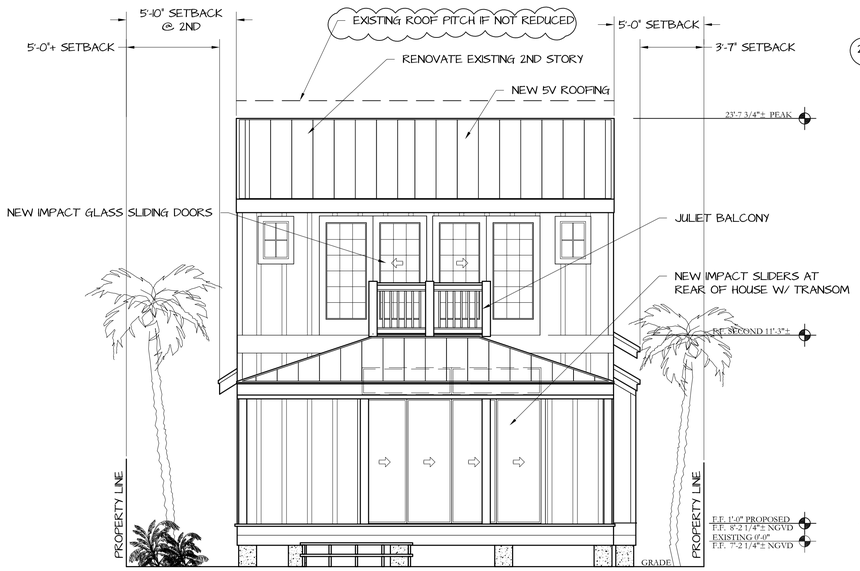
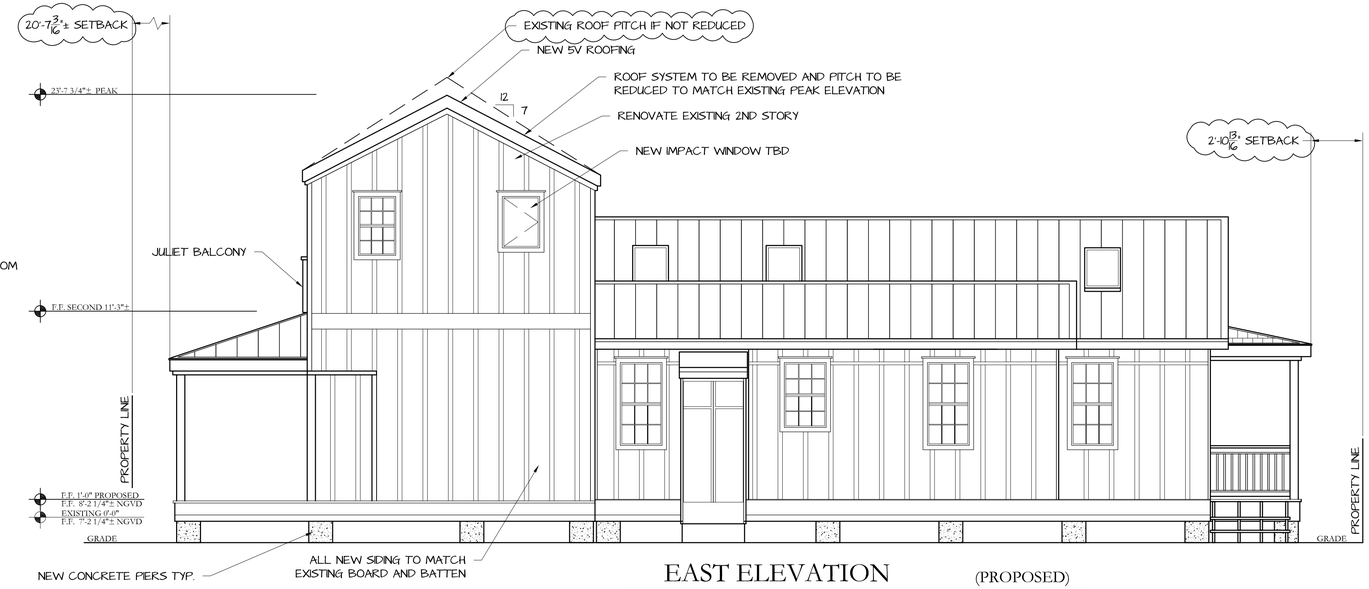
4



SOUTH ELEVATION (PROPOSED)

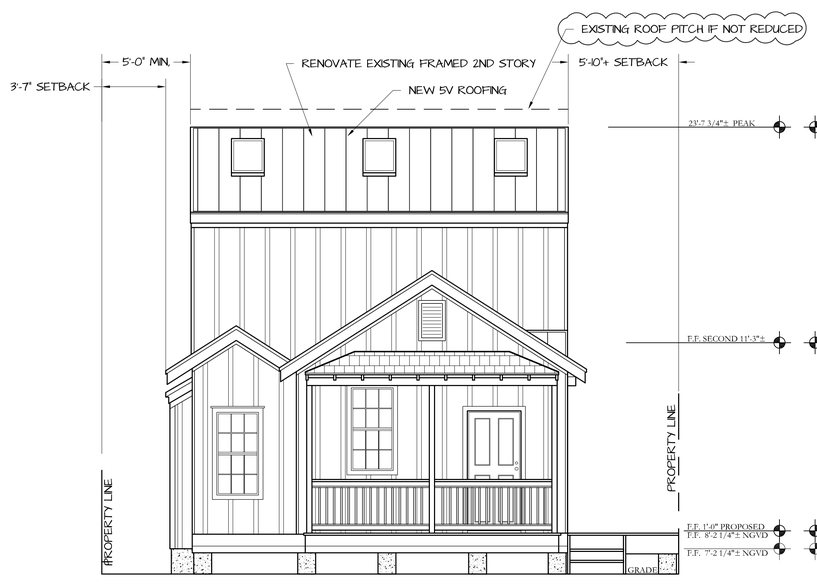
1/4" = 1'-0"



EAST ELEVATION (PROPOSED)

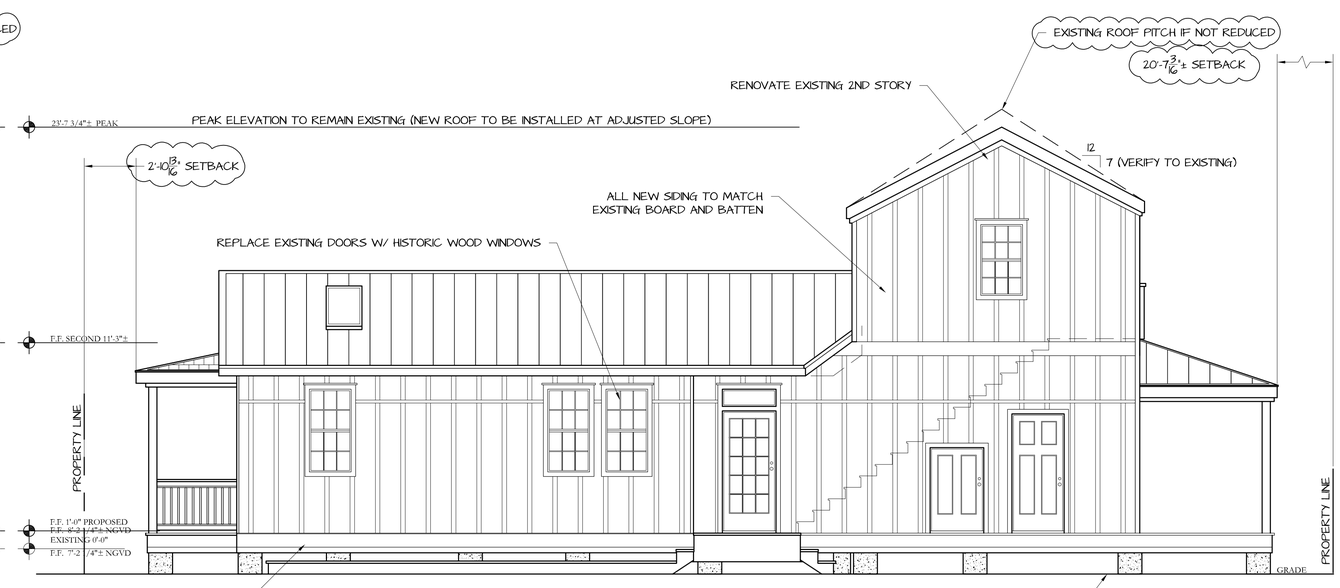
1/4" = 1'-0"

NOTE: RESIDENCE TO BE RAISED 1'-0" FROM EXISTING F.F. ELEVATION TO CREATE GROWTH SPACE AT TREE ON SOUTHWEST SIDE OF HOUSE.
EXISTING ROOF PEAK ELEVATION TO REMAIN AS EXISTING WITH REDUCTION OF 2ND FLOOR ROOF SLOPE PER RENOVATION PLANS.
AT TIME OF FINISHED FLOOR ELEVATION CHANGE, RESIDENCE IS TO BE SHIFTED SOUTH WEST 3'± FOR CLEAR 5'-0" SETBACK AT SECOND FLOOR



NORTH ELEVATION (PROPOSED)

1/4" = 1'-0"



WEST ELEVATION (PROPOSED)

1/4" = 1'-0"

PROPOSED ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL RENOVATION
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
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PROJECT NO :
10/6/2016
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6/14/2016
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5/6/2016
DATE : 3/26/2016

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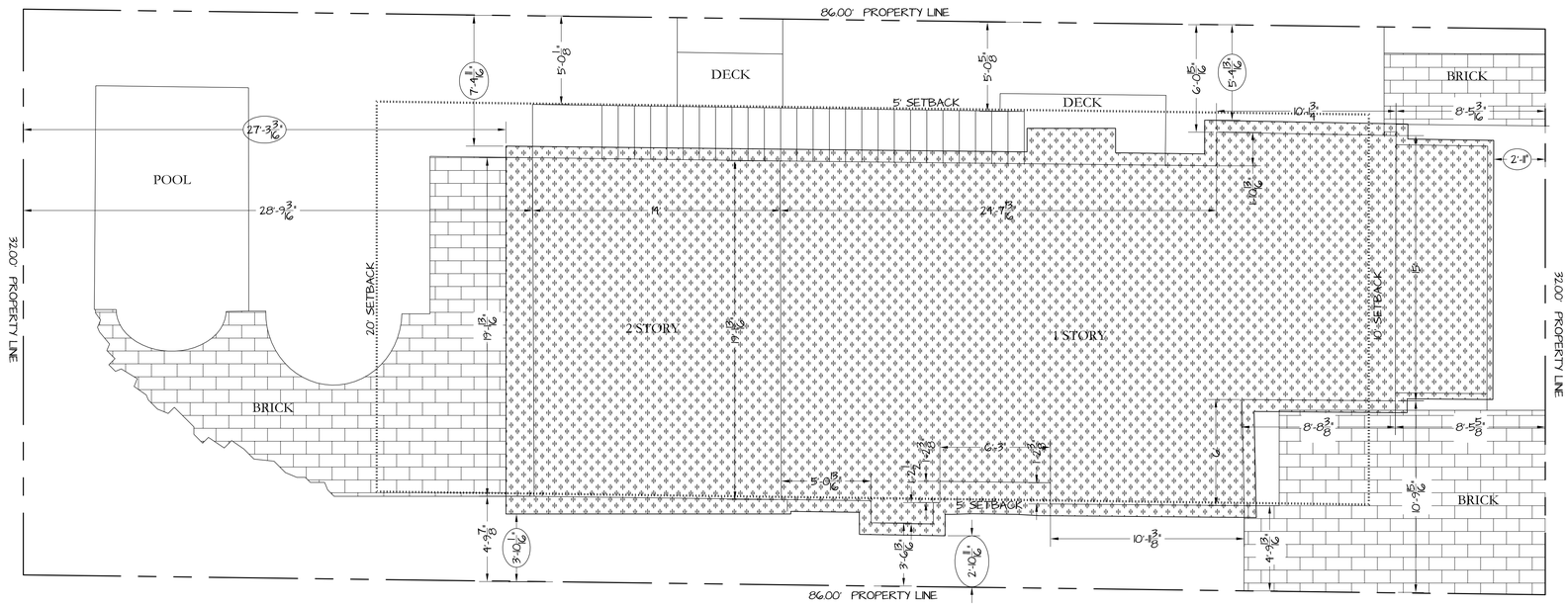


N

SITE DETAIL (EXISTING)

1/4" = 1'-0"

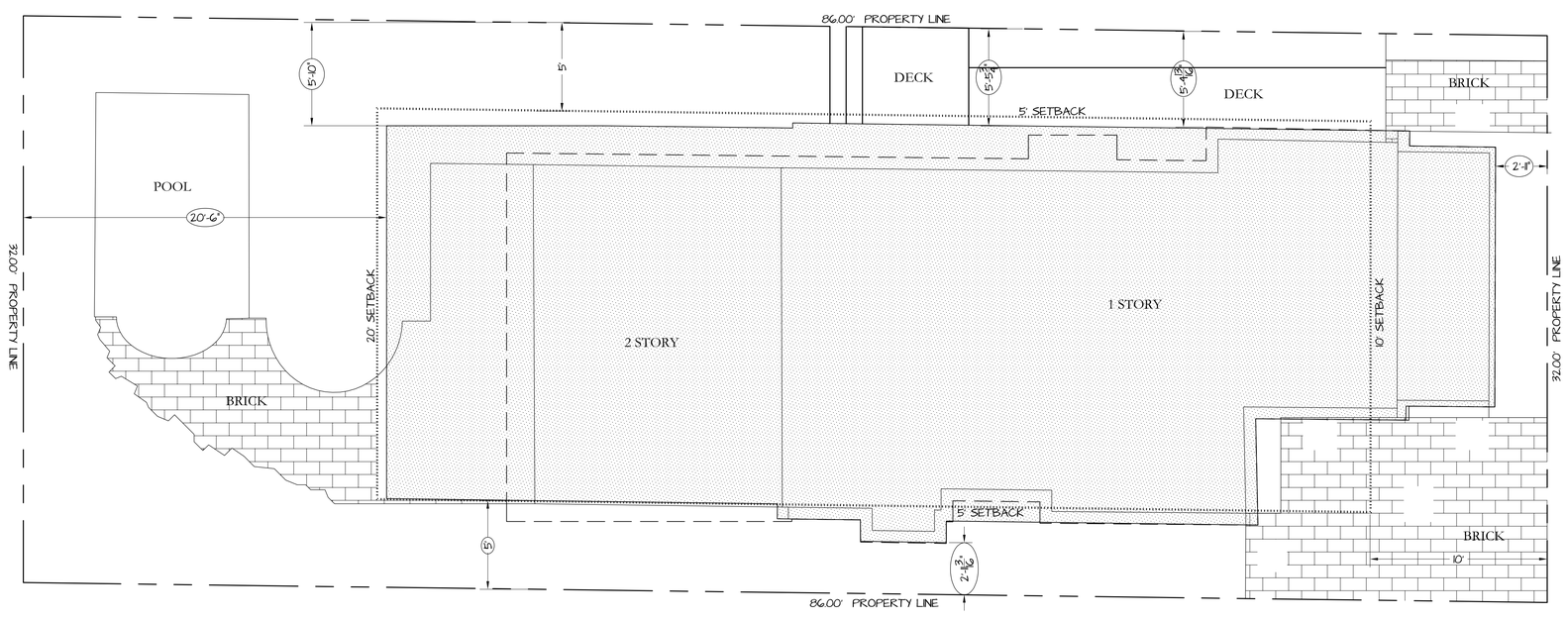
Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
Building Coverage	50% (1,376 S.F.)		
		40% (1,123 S.F.)	
			49% (1,367 S.F.)
Impervious ratio	60% (1,651 S.F.)		
		44% (1,231 S.F.)	
			53% (1,475 S.F.)
Open Space	35% min. (963 S.F.)		
		55% (1,521 S.F.)	
			41% (1,143 S.F.)
Setbacks *(FROM EAVES - NOT EXTERIOR WALLS AS SURVEY)*			
Front	10'	2.9'	2.9' N.C.
Side	5'	5.1'	5.5'
Side	5'	3.75'	3.75' N.C.
Rear	20'	27.4'	20.6'

NOTE: ALL CIRCLED DIMENSIONS ARE FROM FINISHED EAVE OF ROOF TO PROPERTY LINE

EXISTING ROOF COVERAGE

PROPOSED ROOF COVERAGE

PROPERTY SETBACK LINE



N

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LYNCH RESIDENCE
RESIDENTIAL RENOVATION

820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

PROJECT NO :

DATE : 10/28/2016

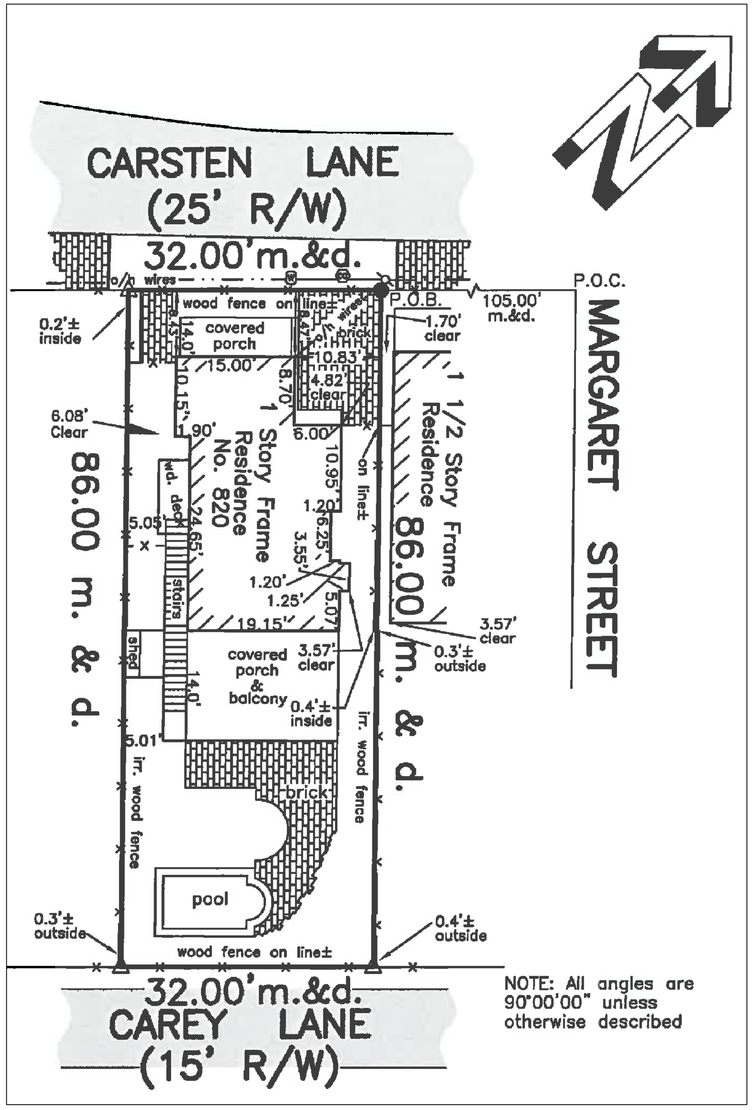
1

1 OF 1

PREVIOUSLY SUBMITTED DESIGN

LYNCH RESIDENCE
RESIDENTIAL REMODEL

820 CARSTON LANE KEY WEST, FLORIDA 33040



NOTE: All angles are 90°00'00" unless otherwise described

SURVEY

VIEW FROM CARSTON LN.

VIEW FROM CAREY LN.

Site Data			
	Allowed	Existing	Proposed
Zoning HHDR			
Flood AE-6		7.2' NGVD	8.2' NGVD
Lot Size		2,752 S.F.	
Building Coverage	50% (1,376 S.F.)		
		40% (1,123 S.F.)	
			46% (1,284 S.F.)
Impervious ratio	60% (1,651 S.F.)		
		44% (1,231 S.F.)	
			50% (1,392 S.F.)
Open Space	35% min. (963 S.F.)		
		55% (1,521 S.F.)	
			49% (1360 S.F.)
Setbacks			
Front	10'	3.4'	3.4' N.C.
Side	5'	5.1'	5.1' N.C.
Side	5'	3.75'	3.75' N.C.
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COVER

LYNCH RESIDENCE
RESIDENTIAL REMODEL
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KEY WEST, FLORIDA
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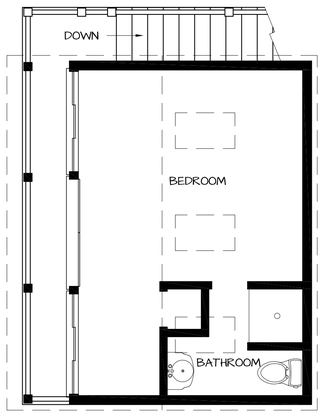
5/6/2016
2/18/2016

1

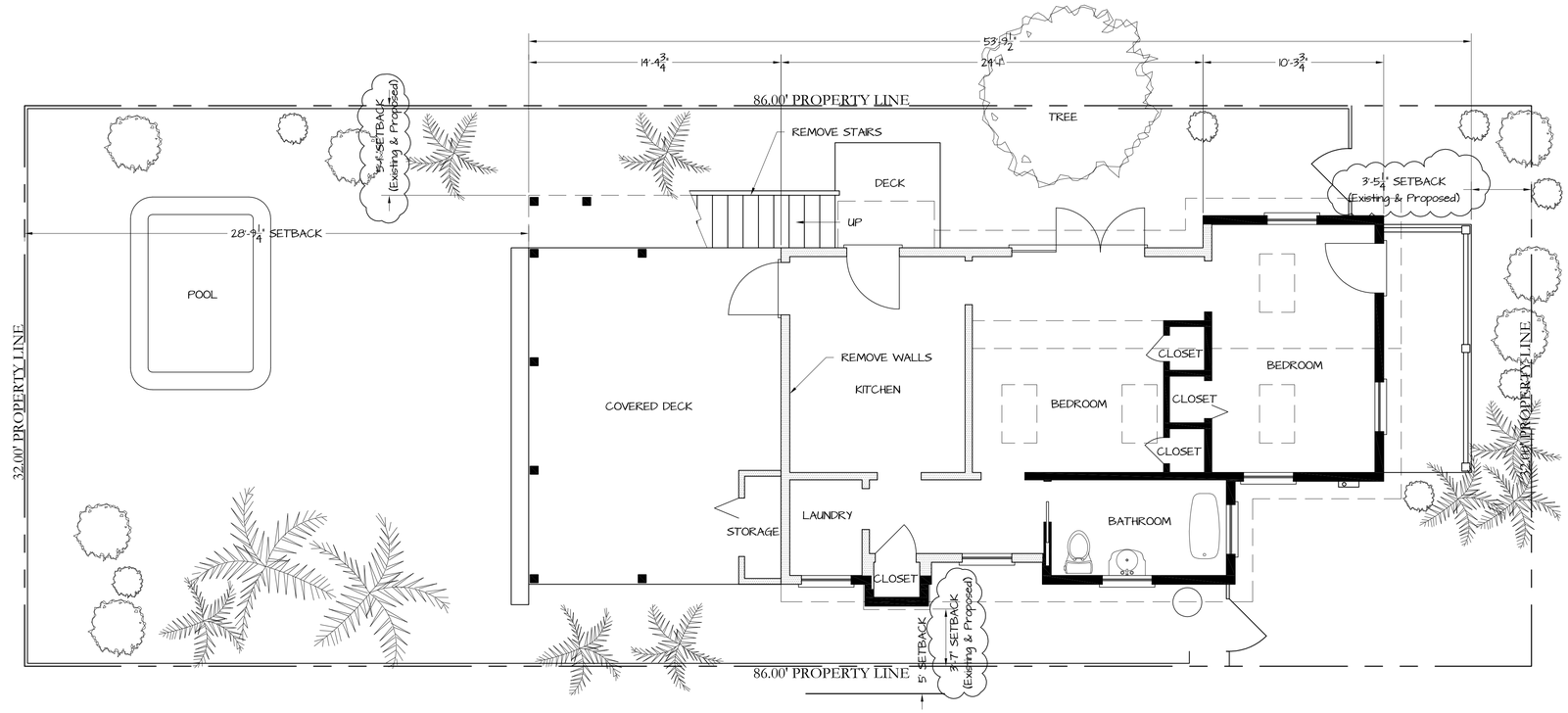


NOTE: DEMO ENTIRE SECOND FLOOR

N

2ND FLOOR (EXISTING)

1/4" = 1'-0"



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1ST FLOOR (EXISTING / DEMO)

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Open Space	35% min. (963 S.F.)		
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			49% (1360 S.F.)
Setbacks			
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Side	5'	5.1'	5.1' N.C.
Side	5'	3.75'	3.75' N.C.
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EXISTING PLAN

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
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5/6/2016
2/18/2016

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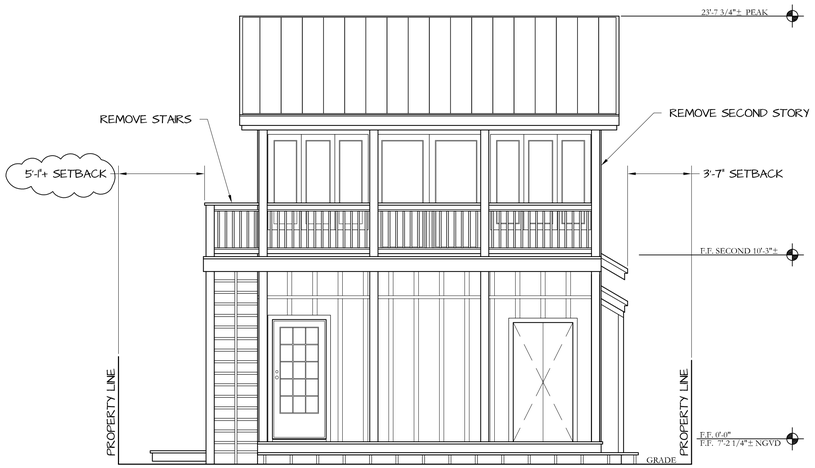

SOUTH ELEVATION (EXISTING)

1/4" = 1'-0"

EAST ELEVATION (EXISTING)

1/4" = 1'-0"

NORTH ELEVATION (EXISTING)

1/4" = 1'-0"

WEST ELEVATION (EXISTING)

1/4" = 1'-0"

EXISTING ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL REMODEL
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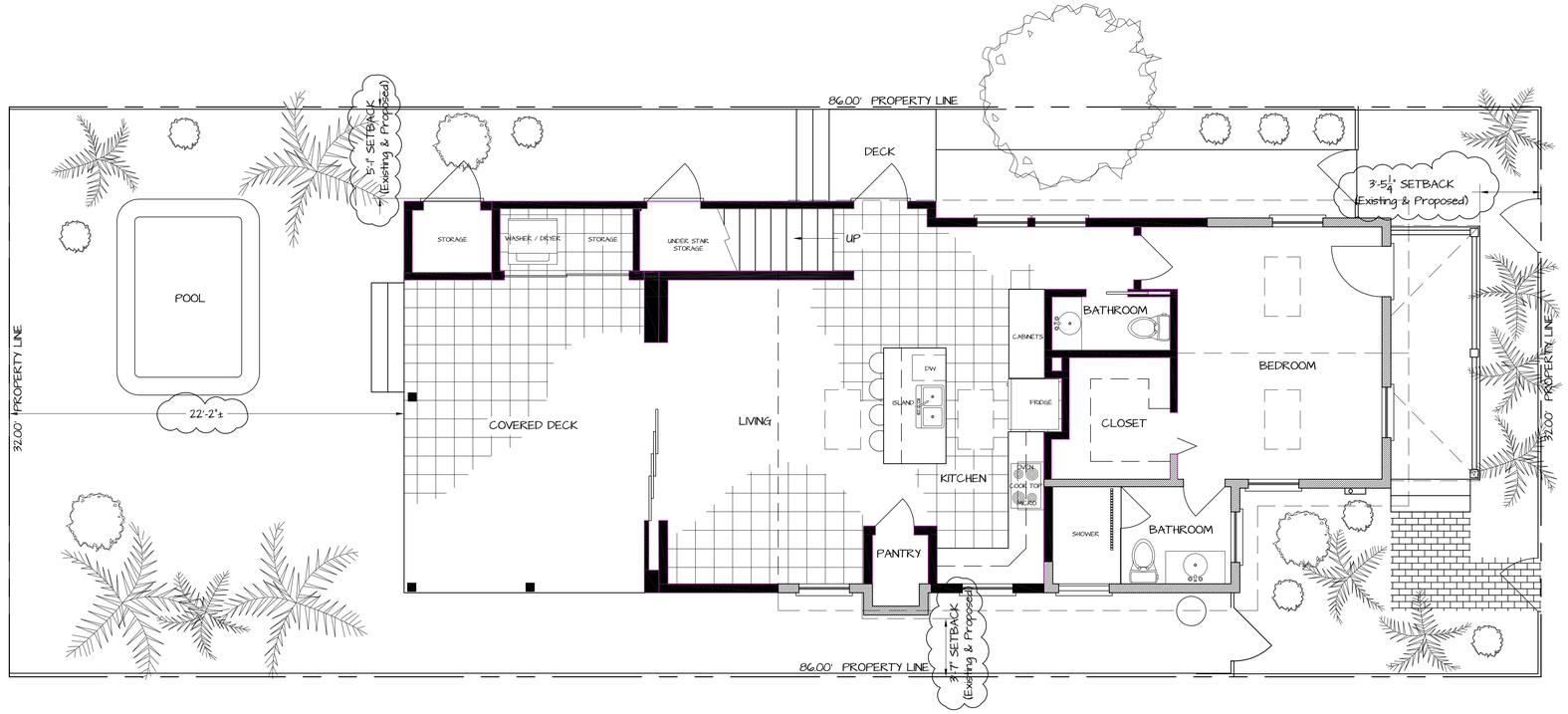
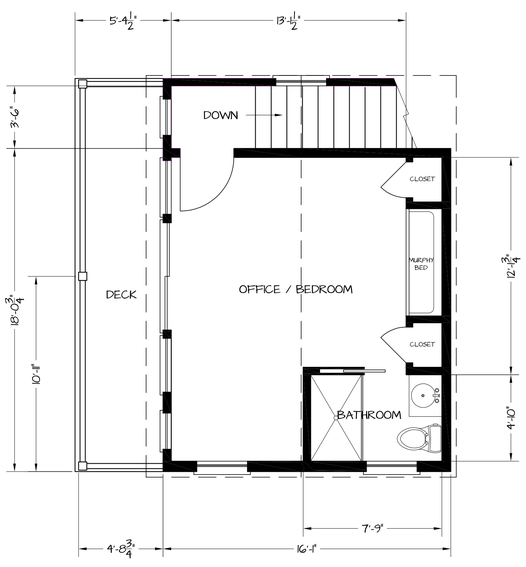


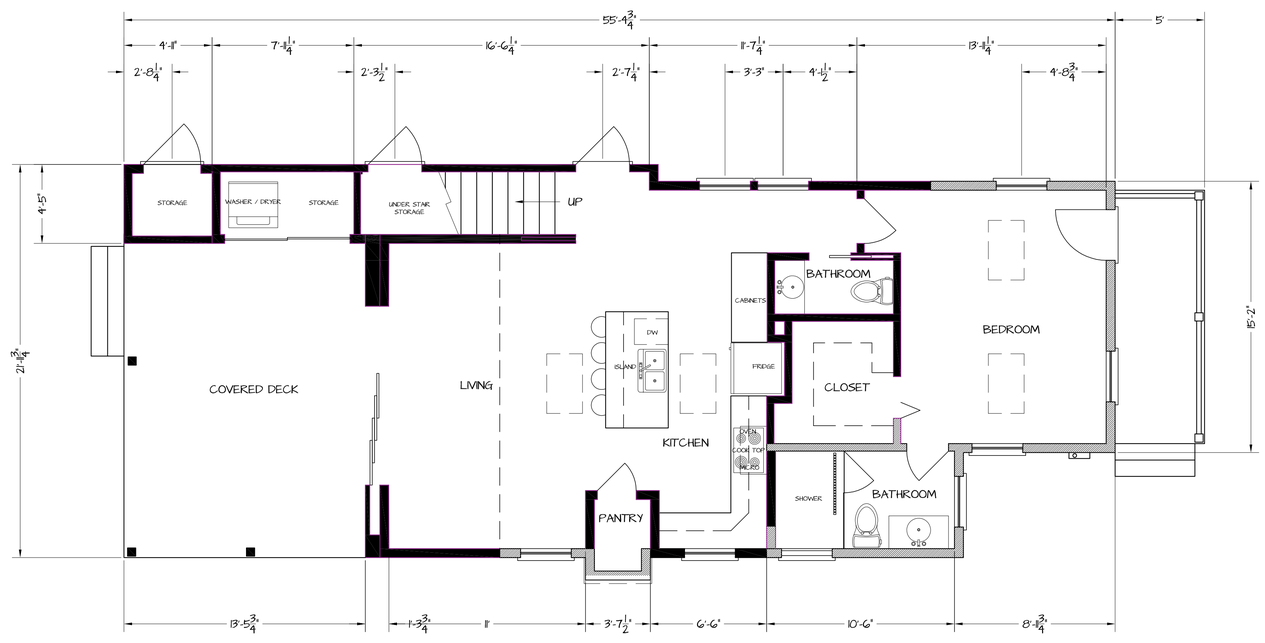
1ST FLOOR / SITE PLAN (PROPOSED)

1/4" = 1'-0"



2ND FLOOR (PROPOSED)

1/4" = 1'-0"



1ST FLOOR (PROPOSED)

1/4" = 1'-0"

PROPOSED PLAN

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
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6/10/2016
5/6/2016
3/26/2016
2/18/2016

4

SOUTH ELEVATION (PROPOSED)

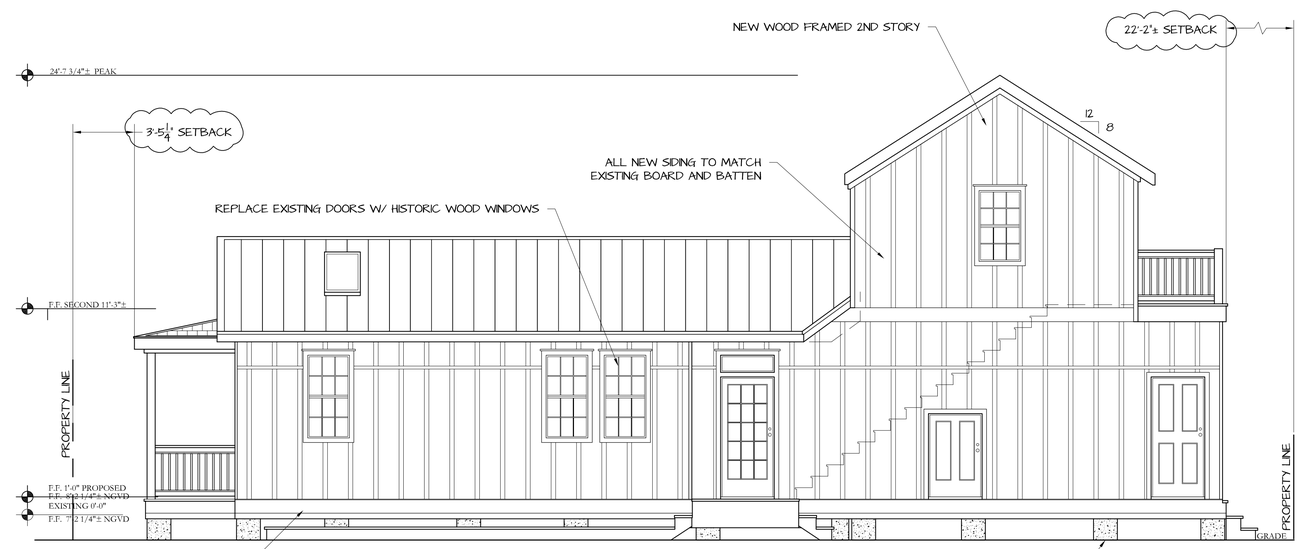
1/4" = 1'-0"

EAST ELEVATION (PROPOSED)

1/4" = 1'-0"

NORTH ELEVATION (PROPOSED)

1/4" = 1'-0"



WEST ELEVATION (PROPOSED)

1/4" = 1'-0"

PROPOSED ELEVATIONS

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

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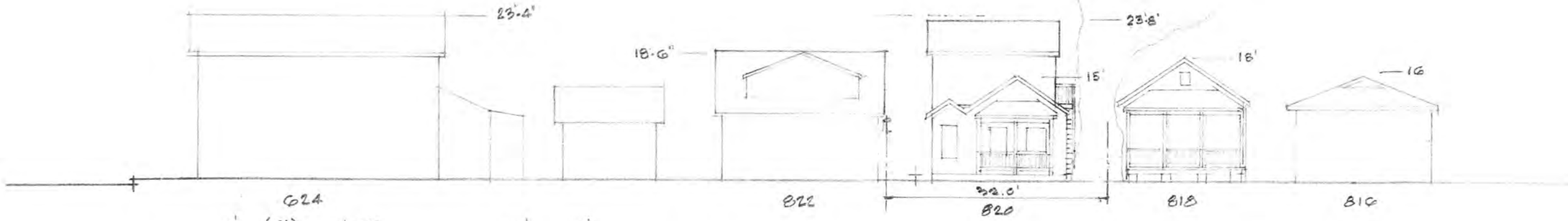
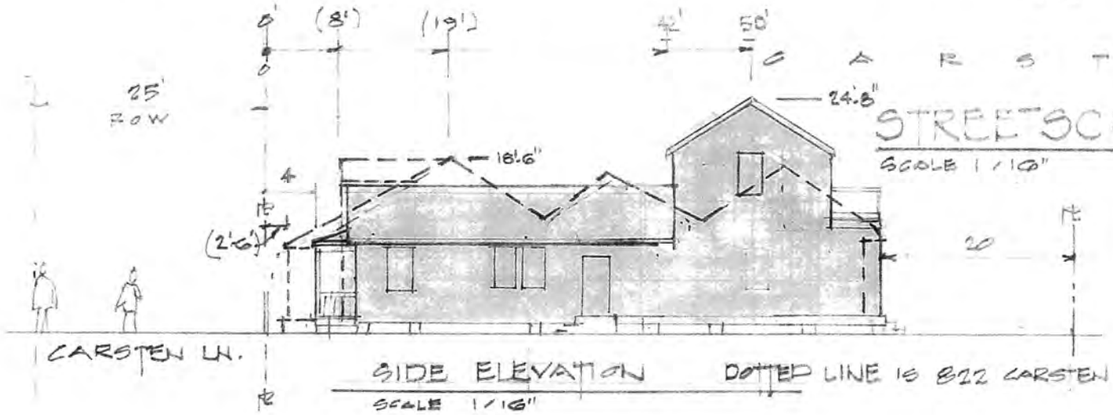


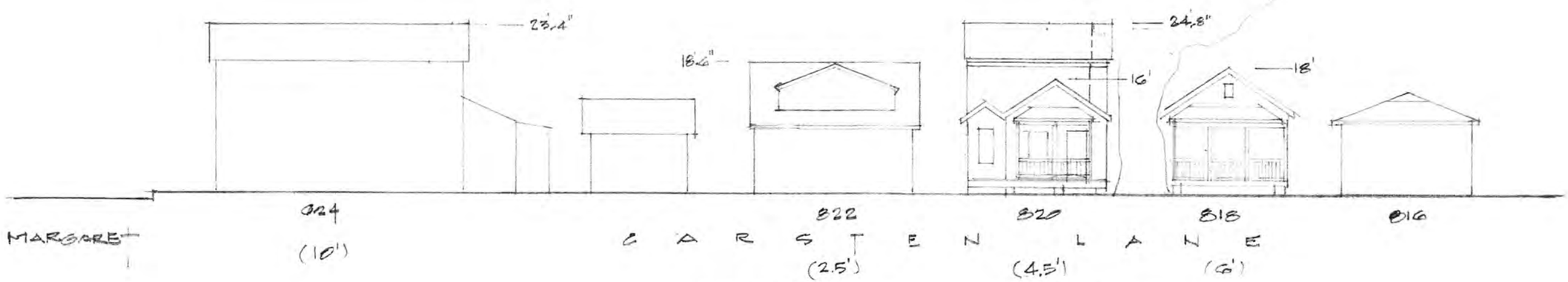
STREETSCAPE EXISTING

SCALE 1/16"



SIDE ELEVATION DOTTED LINE IS 822 CARSTEN

SCALE 1/16"



STREETSCAPE PROPOSED

SCALE 1/16"

LYNCH RESIDENCE
RESIDENTIAL REMODEL
820 CARSTON LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 296 3784

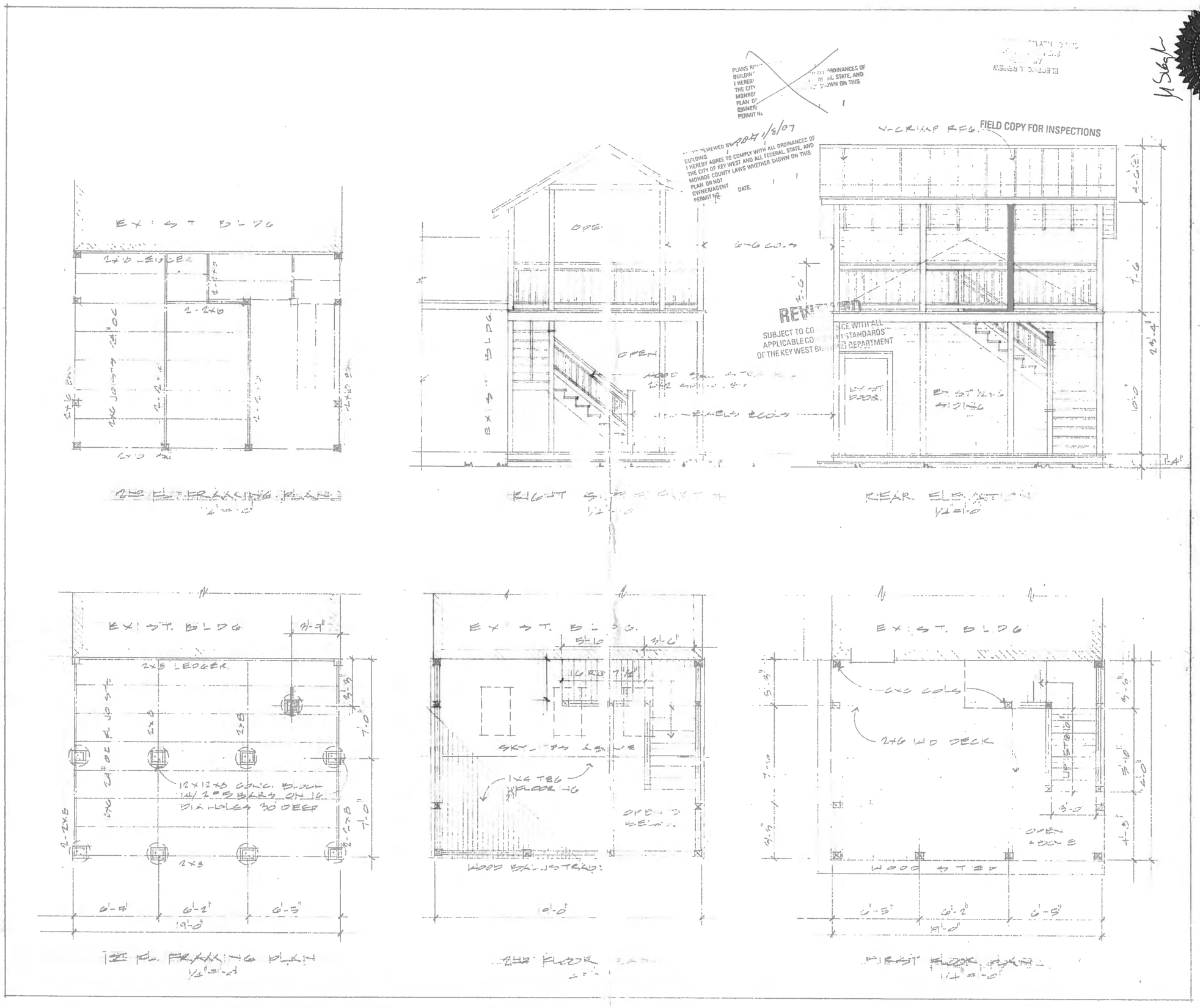
PROJECT NO 5.10.16

DATE 2/18/2016

A

1 OF 1

MISCELLANEOUS INFORMATION



MASKOLUNAS
KEY WEST FLA.

820 ASTON LN

2-20-6

1

of 2

TABLED ITEMS

T1. H06-11-03-1617 **820 Carstens Lane, Susan Schock**
Rear porch addition.

Susan Schock presented the project with here revised drawings. The house is 630 square feet the new addition will be 266 square feet. She has taken the Sanborn fire map and added all of the additions her neighbors have built over the years. This shows her addition is smaller and her lot coverage is 40%. All of the other houses on Carey Lane have a gable roofs that are parallel to the street. The addition would be visible only between the houses as it is set far back. It is 23' high. Abundant photographs were provided of her property and neighboring properties. 1101 Angela Street

Michael Miller said she has provided a detailed presentation. There are no floor plans. These drawing are conceptual. There will be some complications bringing the gable roofs together.

Ms. Schock can not afford an architect at this stage. She would like to get these plans approved and then have an architect draw them. She did not know she needed a floor plan. This is an open structure and the stairway is shown.

Nils Muench said the applicant has done a fine job. He does not feel a floor plan should be required.

Mr. Mancini took exception to this.

Mr. Miller said the first 25% of the drawings the architect does is what would be submitted to HARC.

Ms. Schock said the Planning Department and HARC said structural drawings are required when she applies for a permit. She has provided what they have asked for.

Mr. Miller said typically an architect would do schematic drawings and then refine them.

Nils Muench motioned to approve. Vincent Mancini seconded the motion.

Michel Miller said if we approve this we are accepting a sub-standard application. A floor plan is required as per the application requirements. He does not feel the project will work as drawn. This is a rough conceptual drawing. It needs to go to a professional. You do not have a clue how the columns go together or the balustrades go together. The presentation of context is excellent the architecture is not. If you had hired a professional you would be 20% into your working drawings.

Michel Miller and Terry Garcia objected to the motion.

APPROVE__X___ DISAPPROVE_____ TABLE_____

THE CITY OF KEY WEST
Code Compliance Division
P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

AMENDED NOTICE OF CODE VIOLATION

DATE: April 28, 2016
RE: CASE NUMBER 16-0455

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9542 4127

To:
Donald R. Lynch
1200 Fourth St # 138
Key West FL 33040

Subject Address:
820 Carsten Ln
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Count 1 of 2: Sec. 14-37 Building Permits, Display

To Wit: Upon receiving this complaint I visited the subject address on Monday, April 25th. I was greeted by Mrs. Valerie Roach in front of the home. She advised she, and her husband Mike Roach have been living at the residence for a week and no construction has taken place in that time. A six month lease had been signed and she advised when her husband returned, myself and Code Ofc. Hernandez were welcome back to take a look at the property as well as the rental agreement. Shortly after leaving Code Ofc. Hernandez received a call from Mike who invited us back to take a look around. When we arrived Mike presented the rental agreement which were then photographed for evidence and placed into OptiView. Mike escorted us through the living space, bedroom, kitchen, and backyard. While observing the back of the property I noticed the upstairs unit had 2 sets of three glass paneled windows, with what appeared to be a set of French doors in between. Mike advised the unit was locked and he did not have access inside. I then asked if we could take a look inside through the windows and he escorted us up to the unit. A shower was visible from the deck, along with wooden boards leaning up against the wall, and a few stools. Mike was later advised a stop work order (Red Tag) would be placed on the unit. ***Further investigation shows a permit (07-0029) was pulled for two story porch in the rear of the residence. The permit never made it further than plan check.***

Corrective Action: Please either visit the City of Key West Building Department to obtain after the fact permit(s), and obtain a HARC certificate of appropriateness, or apply for demo permit and hire a licensed contractor for the demolition of flight of stairs, 2nd story porch, and enclosure.

Count 2 of 2: Sec. 66-87 Sec. 66-87. - Business tax receipt required for all holding themselves out to be engaged in business.

To Wit: While conducting an investigation on Count 1 it was discovered that you do not hold an active non-transient rental license.

Corrective Action: Please visit the City of Key West Licensing Department to obtain a non-transient rental license.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten **(10) days** after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO $250.00/DAY, AND $500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO $5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.

Kenneth JW Waite
Code Compliance Officer
City of Key West
(305) 809-3753

TREE COMMISSION

Memorandum For the File

DATE: November 7, 2016

RE: HARC Application for 820 Carsten Lane

FROM: Karen DeMaria, Urban Forestry Manager

I have been asked to comment regarding the proposal to elevate the structure at 820 Carsten Lane. A primary reason for the proposed elevation change is due to the existence of a large strangler fig tree and its root system that is growing on the property line with 818 Carsten Lane (see photos below).

As the manager of the Tree Commission and the City Arborist, the elevating of this structure is a positive, proactive measure that will allow continued survival and growth of a protected and native tree species. This will also prevent any future damage to the structure from the root system of the tree. Therefore, I support the proposal with conditions; no impacts will occur to any trees or palms on the property including their roots and canopy branches, during the construction.

Note: a large trunk/branch from this tree was recently removed by an arborist (Tree Commission permit issued)

820

818

View standing on 818 Carsten Lane. A large section of this tree was able to be removed to prevent the immediate future damage to the house at 818. Note the large amount of roots that appear to be on 820 Carsten Lane, left of the fence. No additional major trimming of this tree can occur at this time.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., April 25, 2017 at Key West City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ROOF ON SECOND FLOOR ADDITION TO RETAIN EXISTING HEIGHT. NEW REAR COVERED PORCH. PAINT TO MATCH. DEMOLITION OF NON-HISTORIC REAR ROOF ~~AND EXTERIOR STAIRCASE~~. PARTIAL DEMOLITION OF SOUTHWEST WALL AND REAR WALL ~~OF ORIGINAL BUILDING~~.

FOR- #820 CARSTEN LANE

Applicant – William Rowan Architects **Application #H16-03-0015**

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.

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.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., April 25, 2017 at Key West City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT ENCLOSURE OF SECOND FLOOR REAR ADDITION AND RENOVATION OF SIDING AND WINDOWS. ~~NEW SIDE ADDITION TO TWO STORY ADDITION.~~ RENOVATIONS TO HISTORIC BUILDING. ELEVATE HOUSE ONE FOOT ~~& SHIFT STRUCTURE 3 INCHES SOUTHWEST~~.

FOR- #820 CARSTEN LANE

Applicant – William Rowan Architects **Application #H16-03-0015**

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.

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Public Meeting Notice
AFTER THE FACT ENCLOSURE OF SECOND FLOOR REAR ADDITION AND RENOVATION OF SIDING AND WINDOWS. NEW SIDE ADDITION TO TWO STORY ADDITION. RENOVATIONS TO HISTORIC BUILDING. ELEVATE HOUSE ONE FOOT & SHIFT STRUCTURE 3 INCHES SOUTHWEST.
FOR: 8920 CARSTEN LANE
Public Meeting Notice
NEW ROOF ON SECOND FLOOR ADDITION TO RETAIN EXISTING HEIGHT. NEW REAR COVERED PORCH. PAINT TO MATCH. DEMOLITION OF NON-HISTORIC REAR ROOF AND EXTERIOR STAIRCASE. PARTIAL DEMOLITION OF SOUTHWEST WALL AND REAR WALL OF ORIGINAL BUILDING.
FOR: 8920 CARSTEN LANE
U.S. MAIL
820

Public
Meeting
Notice
Public
Meeting
Notice
U.S.
MAIL
820

Public
Meeting
Notice
Public
Meeting
Notice
820

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gregory oropeza, 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: 820 Carsten Lane on the 20th day of April, 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 4/25/, 2017.

   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 H 16-03-0015.

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

Signed Name of Affiant:
[signature]
Date: 4-20-17
Address: 221 Simonton St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20th day of April, 2017.

By (Print name of Affiant) Gregory Oropeza who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: [signature]
Print Name: Mackenzie Hatch
Notary Public - State of Florida (seal)
My Commission Expires: _____

MACKENZIE HATCH
MY COMMISSION EXPIRES
APRIL 7, 2019
#GG 085377
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00011420-000000
Account #	1011720
Millage Group	10KW
Location Address	820 CARSTEN LN , KEY WEST
Legal Description	KW PT LOT 1 SQR 58 J1-242 OR1047-1032D/C OR1047-1036D/C OR1050-1121 OR1295-1886/88 OR1295-1889/90AFF OR1449-1113/15R/S OR1507-223/25 OR2723-911/12C/T OR2728-1295/97 OR2735-2007/08 (Note: Not to be used on legal documents)
Neighborhood	6103
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

LYNCH DONALD
1200 4th ST
138br/ Key West FL 33040

LYNCH SUSAN H/W
1200 4th ST
138br/ Key West FL 33040

Valuation

		2016	2015	2014	2013
+	Market Improvement Value	$240,148	$76,672	$71,664	$72,646
+	Market Misc Value	$14,271	$12,383	$10,897	$11,232
+	Market Land Value	$404,180	$451,441	$376,201	$427,246
=	**Just Market Value**	**$658,599**	**$540,496**	**$458,762**	**$511,124**
=	**Total Assessed Value**	**$658,599**	**$504,638**	**$458,762**	**$511,124**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$658,599**	**$540,496**	**$458,762**	**$511,124**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,752.00	Square Foot	32	86

Buildings

Building ID	799	**Exterior Walls**	B & B
Style		**Year Built**	1908
Building Type	S.F.R. - R1 / R1	**Foundation**	WD CONC PADS
Gross Sq Ft	1275	**Roof Type**	GABLE/HIP
Finished Sq Ft	612	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	SFT/HD WD
Condition	GOOD	**Heating Type**	NONE with 0% NONE
Perimeter	164	**Bedrooms**	2
Functional Obs	0	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	3	**Grade**	550
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	150	150	0
OPX	EXC OPEN PORCH	266	0	0
FLA	FLOOR LIV AREA	462	462	0
OPU	OP PR UNFIN LL	30	0	0
OPF	OP PRCH FIN LL	343	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		**1,275**	**612**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	480 SF	2
FENCES	2000	2001	1	124 SF	2
RES POOL	2004	2005	1	105 SF	5
BRICK PATIO	1997	1998	1	330 SF	2
WOOD DECK	1995	1996	1	24 SF	2

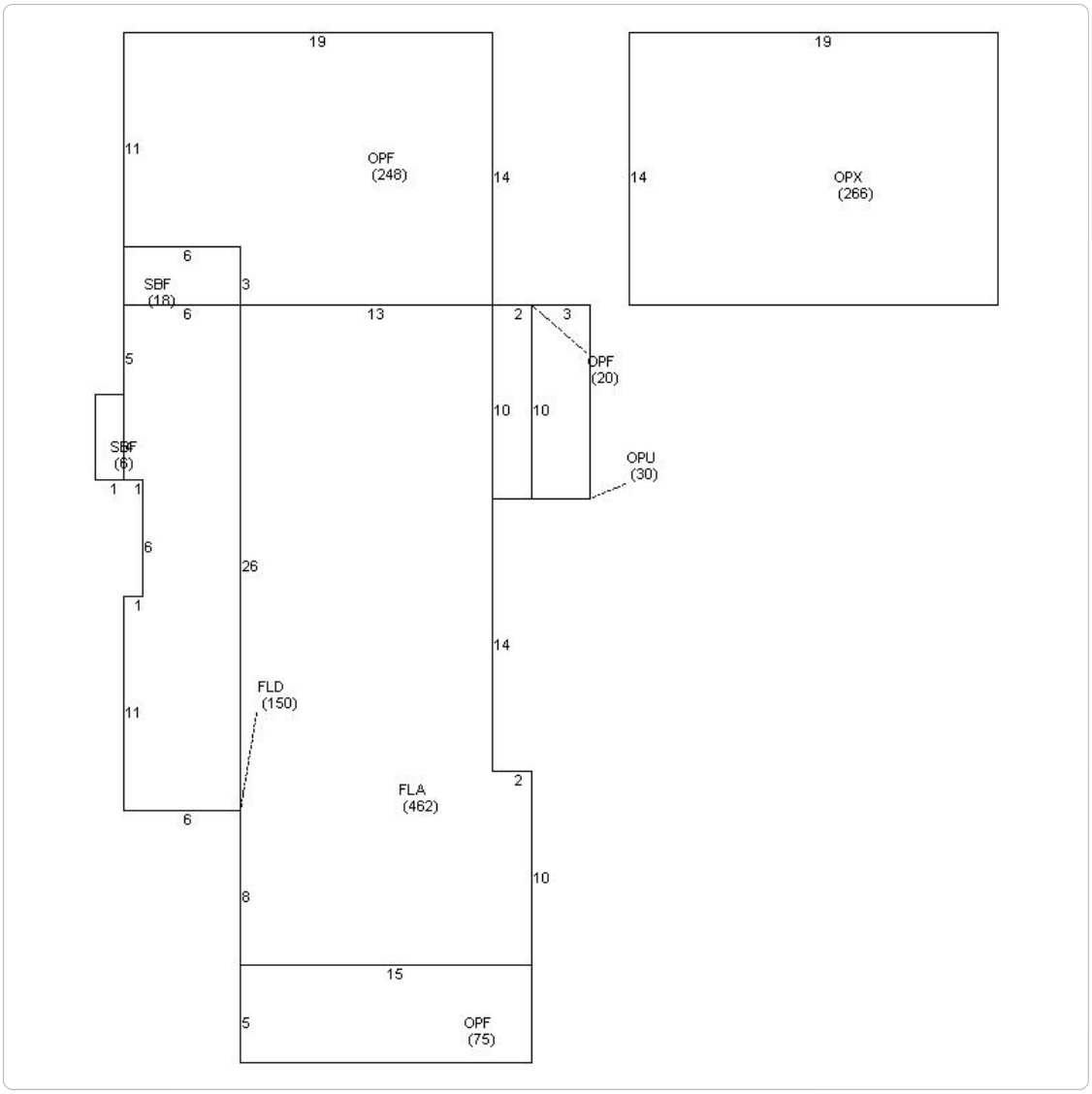
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/17/2015	$795,000	Warranty Deed		2735	2007	02 - Qualified	Improved
3/3/2015	$677,000	Warranty Deed		2728	1295	37 - Unqualified	Improved
2/4/2015	$651,000	Certificate of Title		2723	911	12 - Unqualified	Improved
3/1/1997	$212,000	Warranty Deed		1449	1113	O - Unqualified	Improved
2/1/1994	$1	Warranty Deed		1295	1886	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-1472	3/27/2007	12/23/2008	$2,400		360SF OF 5 VCRIMP ROOFING
07-0031	1/29/2007	12/23/2008	$3,000		NEW OUTLETS, FANS, LITES IN NEW PORCH ADDITION
07-0029	1/9/2007	12/23/2008	$0		2 STORY PORCH ADDITION AT REAR OF RESIDENCE
03-3822	6/24/2004	12/31/2004	$12,600		POOL
0001599	6/14/2000	10/26/2000	$500		PORCH RAILING
0001591	6/12/2000	10/26/2000	$1,000		FENCE
9901189	4/8/1999	10/25/1999	$1,100		ELECTRICAL SERVICE
9901039	3/26/1999	10/25/1999	$500		FENCE
9703350	10/2/1997	12/31/1998	$800	Residential	UPGRADE SERVICE
9702461	7/22/1997	12/31/1998	$1,200	Residential	ELECTRICAL
9702303	7/14/1997	12/31/1998	$1,000	Residential	ALTERATIONS/RENOVATIONS
9702003	6/24/1997	12/31/1998	$3,000	Residential	PLUMBING
9701612	6/12/1997	12/31/1998	$1,500	Residential	WOOD FENCE
9701876	6/12/1997	12/31/1998	$14,000	Residential	NEW ADDITION
9700079	1/7/1997	12/31/1998	$625	Residential	ELECTRICAL
9600704	2/1/1996	8/1/1996	$1		ELECTRIC
9600773	2/1/1996	8/1/1996	$1,100		FIRE ALARM
9500111	12/1/1995	8/1/1996	$14,000		ADDITIONS
B950538	2/1/1995	8/1/1996	$1,300		REPAIRS TO SIDING

Sketches (click to enlarge)



Photos

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

Last Data Upload: 4/19/2017 2:31:46 AM

Schneider

Developed by
The Schneider Corporation

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.

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

Alternate Key: 1011720 Parcel ID: 00011420-000000

Ownership Details

Mailing Address:
LYNCH DONALD AND SUSAN
820 CARSTEN LN
KEY WEST, FL 33040-7102

Property Details

PC Code:	01 - SINGLE FAMILY
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	06-68-25
Property Location:	820 CARSTEN LN KEY WEST
Legal Description:	KW PT LOT 1 SQR 58 J1-242 OR1047-1032D/C OR1047-1036D/C OR1050-1121 OR1295-1886/88 OR1295-1889/90AFF OR1449-1113/15R/S OR1507-223/25 OR2723-911/12C/T OR2728-1295/97 OR2735-2007/08

Click Map Image to open interactive viewer

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	32	86	2,752.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 612
Year Built: 1908

Building 1 Details

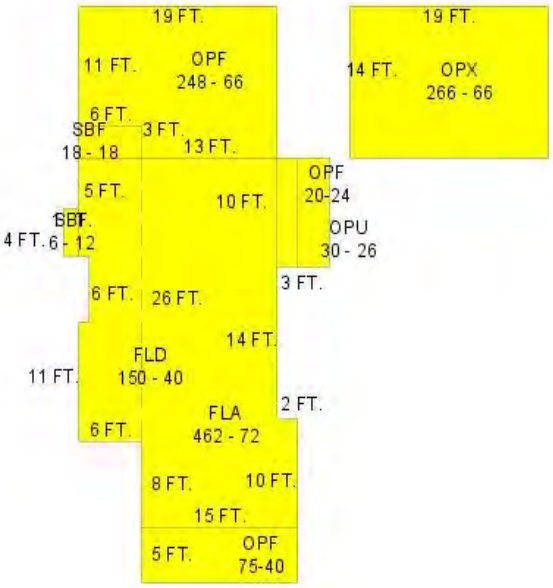
Building Type	R1	**Condition**	G	**Quality Grade**	550
Effective Age	3	**Perimeter**	164	**Depreciation %**	1
Year Built	1908	**Special Arch**	P	**Grnd Floor Area**	612
Functional Obs	0	**Economic Obs**	0		

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

Roof Type	GABLE/HIP	**Roof Cover**	METAL	**Foundation**	WD CONC PADS
Heat 1	NONE	**Heat 2**	NONE	**Bedrooms**	2
Heat Src 1	NONE	**Heat Src 2**	NONE		

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	SBF		1	1995					6
0	SBF		1	1995					18
0	OPF		1	2000					248
0	OPX		1	2000					266
1	FLA	2:B & B	1	1989	N	N	0.00	0.00	462
2	OPF	2:B & B	1	1989	N	N	0.00	0.00	75
3	OPF	2:B & B	1	1989	N	N	0.00	0.00	20
4	FLD	2:B & B	1	1998	N	N	0.00	0.00	150

6	OPU	1	2000	30

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	24 SF	8	3	1995	1996	2	40
2	FN2:FENCES	480 SF	80	6	1997	1998	2	30
3	PT2:BRICK PATIO	330 SF	0	0	1997	1998	2	50
5	FN2:FENCES	124 SF	4	31	2000	2001	2	30
6	PO4:RES POOL	105 SF	15	7	2004	2005	5	50

Appraiser Notes

3/97 SALE DOES NOT FIT MARKET 1/26/05 - POOL IS NOT ATTACHED TO PATIO - BKC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07-1472	03/27/2007	12/23/2008	2,400		360SF OF 5 VCRIMP ROOFING
	07-0031	01/29/2007	12/23/2008	3,000		NEW OUTLETS, FANS, LITES IN NEW PORCH ADDITION
	07-0029	01/09/2007	12/23/2008	0		2 STORY PORCH ADDITION AT REAR OF RESIDENCE
	B950538	02/01/1995	08/01/1996	1,300		REPAIRS TO SIDING
	9500111	12/01/1995	08/01/1996	14,000		ADDITIONS
	9600704	02/01/1996	08/01/1996	1		ELECTRIC
	9600773	02/01/1996	08/01/1996	1,100		FIRE ALARM
1	9700079	01/07/1997	12/31/1998	625	Residential	ELECTRICAL
1	9701612	06/12/1997	12/31/1998	1,500	Residential	WOOD FENCE
1	9701876	06/12/1997	12/31/1998	14,000	Residential	NEW ADDITION
1	9702003	06/24/1997	12/31/1998	3,000	Residential	PLUMBING
1	9702303	07/14/1997	12/31/1998	1,000	Residential	ALTERATIONS/RENOVATIONS
1	9702461	07/22/1997	12/31/1998	1,200	Residential	ELECTRICAL
1	9703350	10/02/1997	12/31/1998	800	Residential	UPGRADE SERVICE
	9901189	04/08/1999	10/25/1999	1,100		ELECTRICAL SERVICE
	9901039	03/26/1999	10/25/1999	500		FENCE
	0001591	06/12/2000	10/26/2000	1,000		FENCE
	0001599	06/14/2000	10/26/2000	500		PORCH RAILING
	03-3822	06/24/2004	12/31/2004	12,600		POOL

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll	Total Bldg	Total Misc Improvement	Total Land	Total Just (Market)	Total Assessed	School Exempt	School Taxable

Year	Value	Value	Value	Value	Value	Value	Value
2016	240,148	14,271	404,180	658,599	658,599	0	658,599
2015	76,672	12,383	451,441	540,496	504,638	0	540,496
2014	71,664	10,897	376,201	458,762	458,762	0	458,762
2013	72,646	11,232	427,246	511,124	511,124	0	511,124
2012	74,609	11,583	383,703	469,895	466,343	0	469,895
2011	75,591	11,943	336,415	423,949	423,949	0	423,949
2010	76,776	12,279	358,485	447,540	447,540	0	447,540
2009	86,452	12,630	424,871	523,953	523,953	0	523,953
2008	84,556	13,079	481,600	579,235	579,235	0	579,235
2007	123,868	10,775	367,392	502,035	502,035	0	502,035
2006	281,869	11,075	261,440	554,384	485,914	25,000	460,914
2005	223,706	11,383	236,672	471,761	471,761	25,000	446,761
2004	138,079	4,311	206,400	348,790	348,790	0	348,790
2003	160,928	4,466	103,008	268,402	268,402	0	268,402
2002	207,216	4,629	77,952	289,797	289,797	0	289,797
2001	162,735	4,771	77,952	245,458	245,458	0	245,458
2000	162,735	3,432	57,072	223,239	223,239	0	223,239
1999	130,046	2,791	57,072	189,909	189,909	0	189,909
1998	77,871	1,099	57,072	136,042	136,042	0	136,042
1997	66,735	1,039	51,504	119,278	119,278	0	119,278
1996	24,380	0	51,504	75,884	75,884	0	75,884
1995	22,213	0	51,504	73,717	73,717	0	73,717
1994	19,865	0	51,504	71,369	71,369	0	71,369
1993	19,498	0	51,504	71,002	71,002	0	71,002
1992	19,498	0	51,504	71,002	71,002	0	71,002
1991	19,498	0	51,504	71,002	71,002	0	71,002
1990	19,498	0	36,888	56,386	56,386	0	56,386
1989	14,319	0	36,192	50,511	50,511	0	50,511
1988	12,573	0	32,016	44,589	44,589	0	44,589
1987	12,422	0	18,799	31,221	31,221	0	31,221
1986	12,492	0	18,291	30,783	30,783	0	30,783
1985	12,128	0	11,331	23,459	23,459	0	23,459
1984	11,371	0	11,331	22,702	22,702	0	22,702
1983	11,371	0	11,331	22,702	22,702	0	22,702
1982	11,580	0	9,605	21,185	21,185	0	21,185

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/17/2015	2735 / 2007	795,000	WD	02

3/3/2015	2728 / 1295	677,000	WD	37
2/4/2015	2723 / 911	651,000	CT	12
3/1/1997	1449 / 1113	212,000	WD	O
2/1/1994	1295 / 1886	1	WD	M

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Monroe County Property Appraiser
Scott P. Russell, CFA
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