



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0019

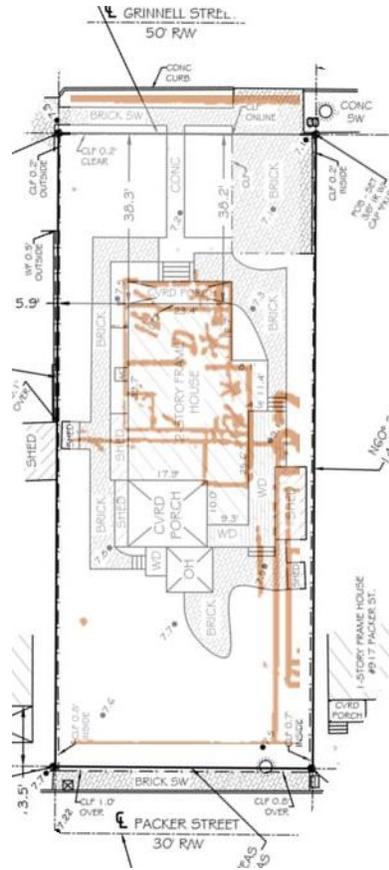
Address: 910 Grinnell Street

Description of Work:

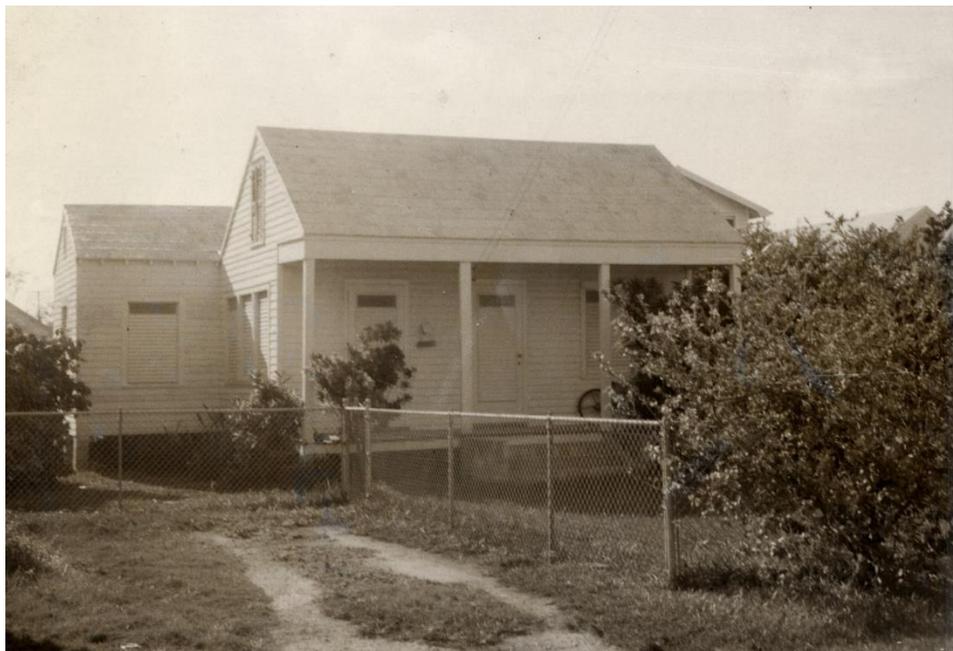
New accessory structure.

Site Facts:

The site under review has two frontages on Grinnell and Packer Streets. The principal house on the lot, which faces Grinnell Street, is listed as a contributing resource, and was built circa 1906. The portion of the lot under review used to have a one-story single-family structure with a front porch. Staff has not been able to find the year when the single-family house facing Packer Street- 911 Packer- was demolished; 1948 Sanborn Map depict the structure but the 1962 map shows no structure in the lot. Both houses abutting the rear portion of the lot, 907 and 917 Packer Street, are listed as contributing resources. For this application no work is proposed in the principal structure.



1962 Sanborn Map and current survey overlay.



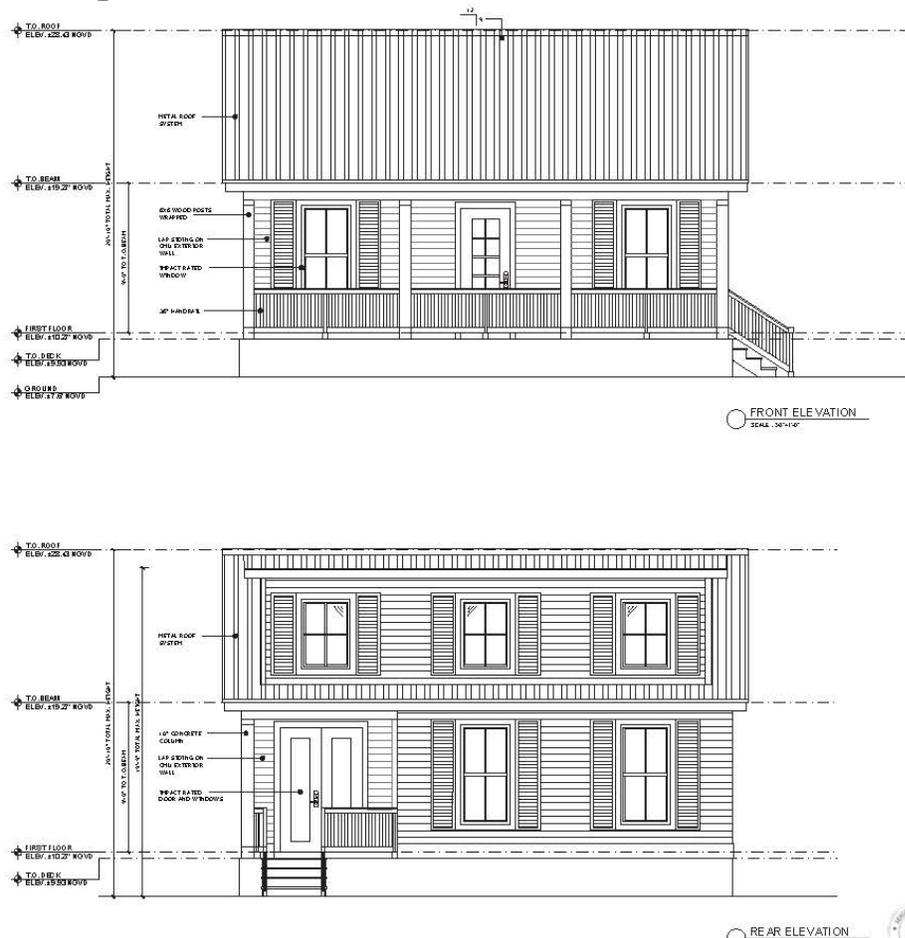
Principal house circa 1965.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, 14, 18, 21, 22, 23, and 24.
- Outbuildings (page 40), specifically first paragraph and guidelines 1, 2, 3, 4, and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes a new accessory structure to be located at the rear portion of the existing lot and behind the historic house. As the lot has two frontages, the new structure will be facing Packer Street. The one-story / two-story at the rear, accessory structure will be approximately 11 feet setback from Packer Street, which will set the new structure behind the front elevation of both existing contributing houses. The structure will be rectangular in footprint with a front porch covering the entire length of the façade. A wide dormer will face east, and its ridge will be lower than the principal roof ridge. The accessory structure has proportions and dimensions of a principal structure, than an accessory building as it will be facing a principal street. Its height, 20'-10", will be lower than the main house in the lot.



Front and Rear Elevations.

The structure will be finished with cementitious horizontal lap siding, aluminum impact windows and doors and the side gable roof will have 5 V-crimp metal panels. Currently the parcel sits on an X flood zone, but the design includes elevating the new structure to the proposed future FEMA flood map.



Context elevation.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design fails guidelines specific to scale and mass for same land use structures (guidelines 11 and 13 for new construction) and dormers regulations (guideline 21 for new construction). Although accessory structures in the area are smaller in scale staff finds that, in this case, due to the specific location facing a principal street, the design can be find appropriate. Staff finds that the width and proportions of the proposed rear dormer are not in keeping with immediate adjacent buildings. The dormer is creating a second story at the rear and there are no two-story accessory structures in the area.

APPLICATION

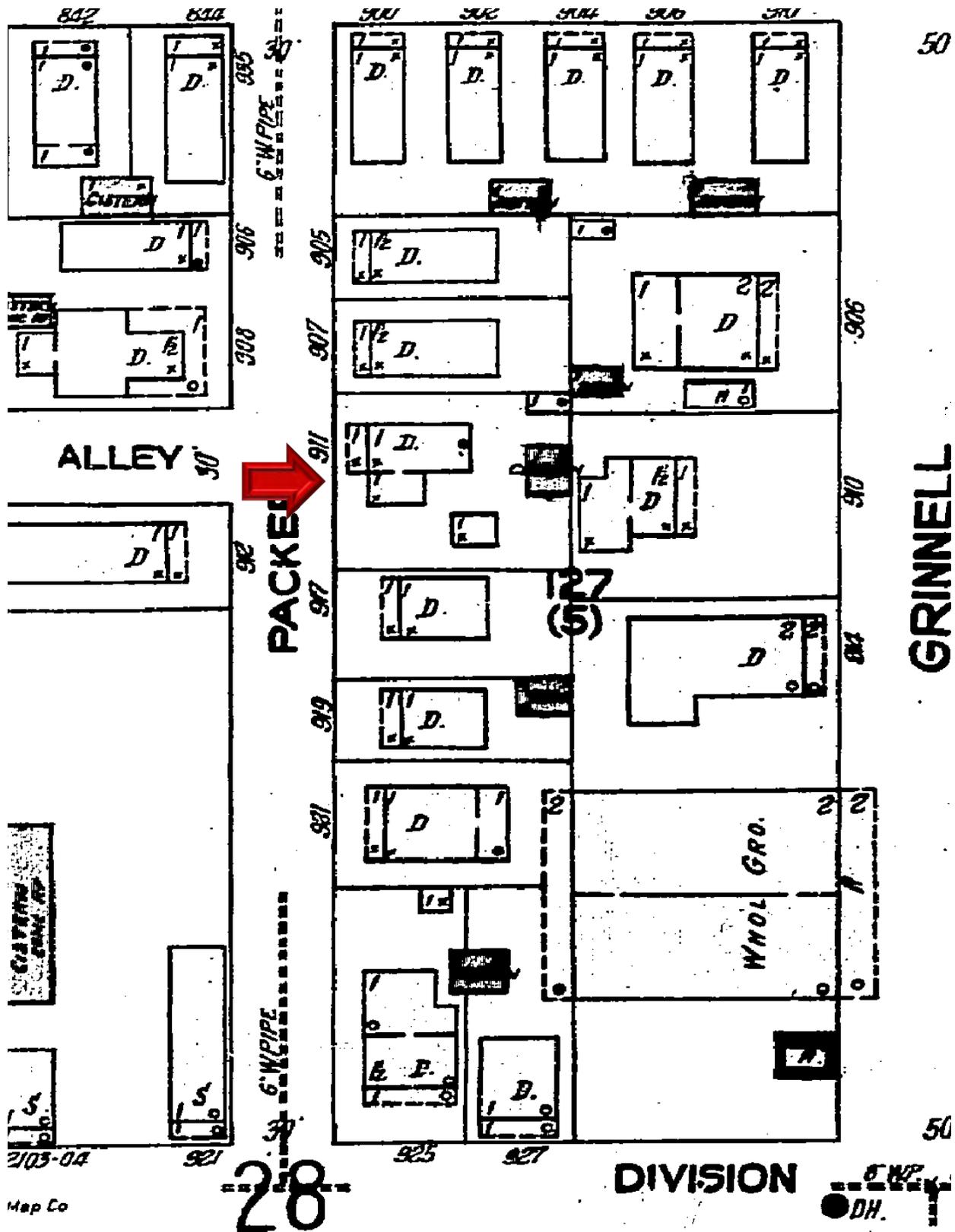
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Construction of a new accessory structure +/- 18ftx30ft. CMU walls with cement siding cladding on exterior. Alumimum frame windows. 5vCrimp roofing	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 7.25.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL HB
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:	NO SHOW. POSTPONES TO 8.23.23	
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



50

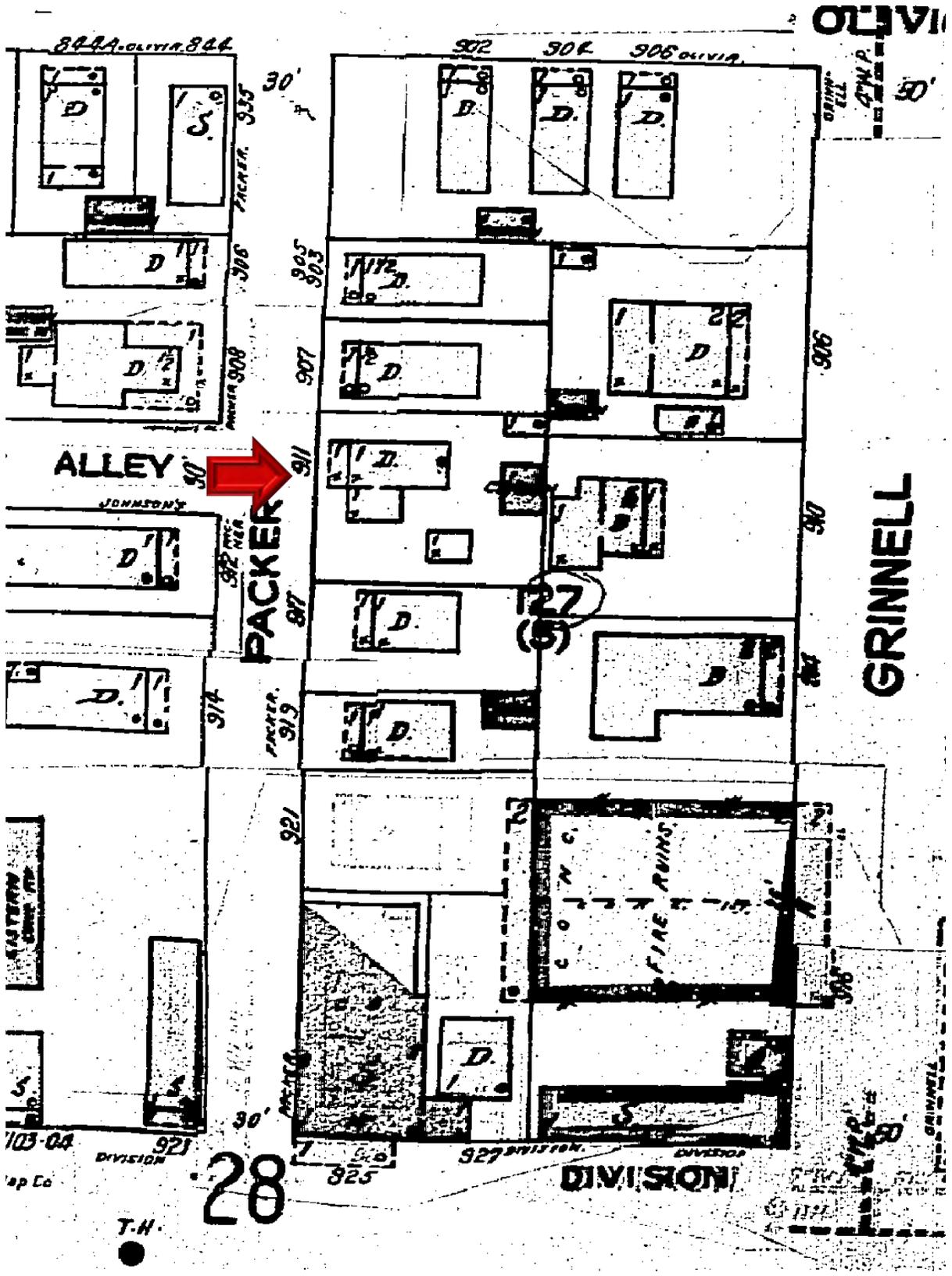
GRINNELL

50

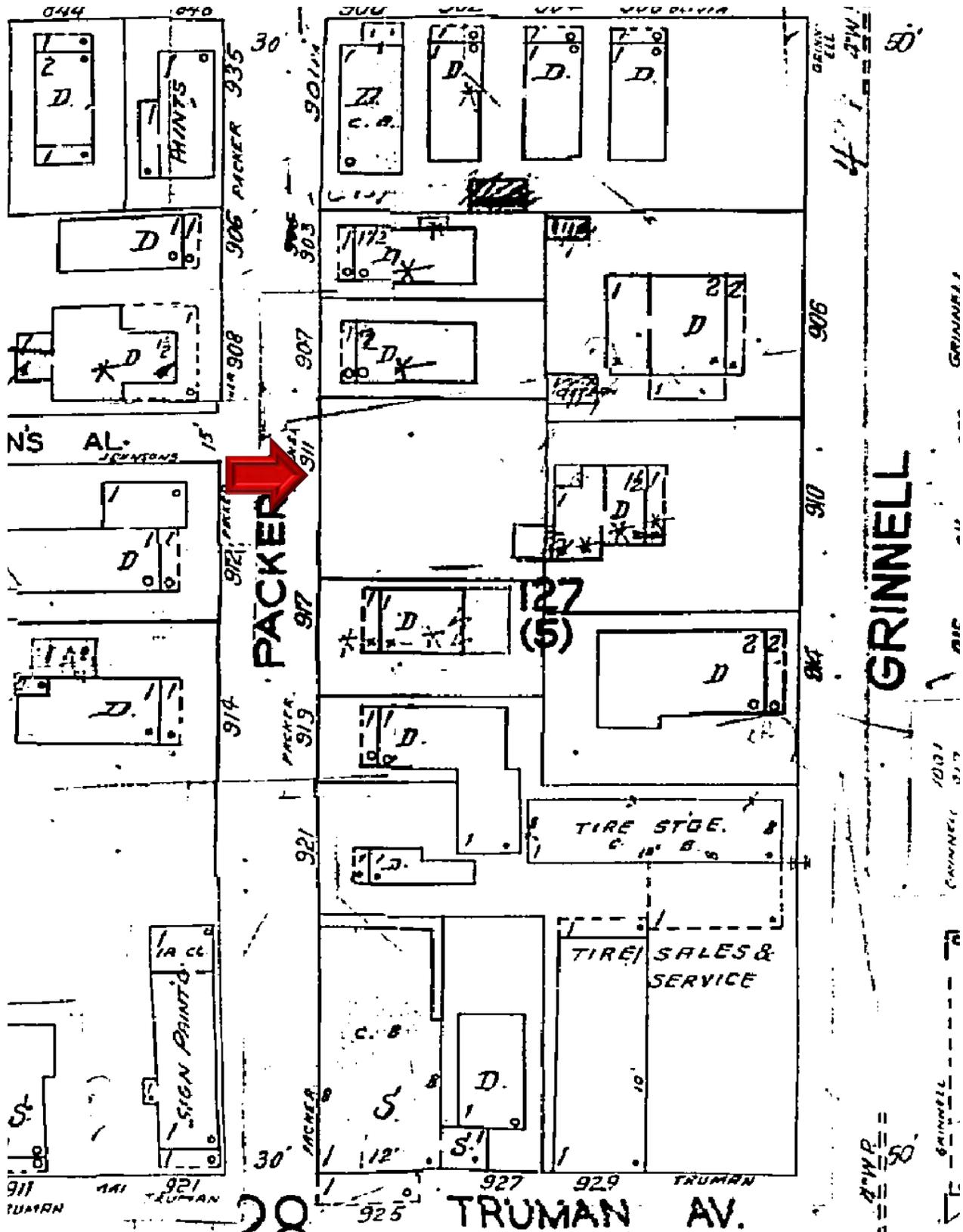
28

DIVISION DH.

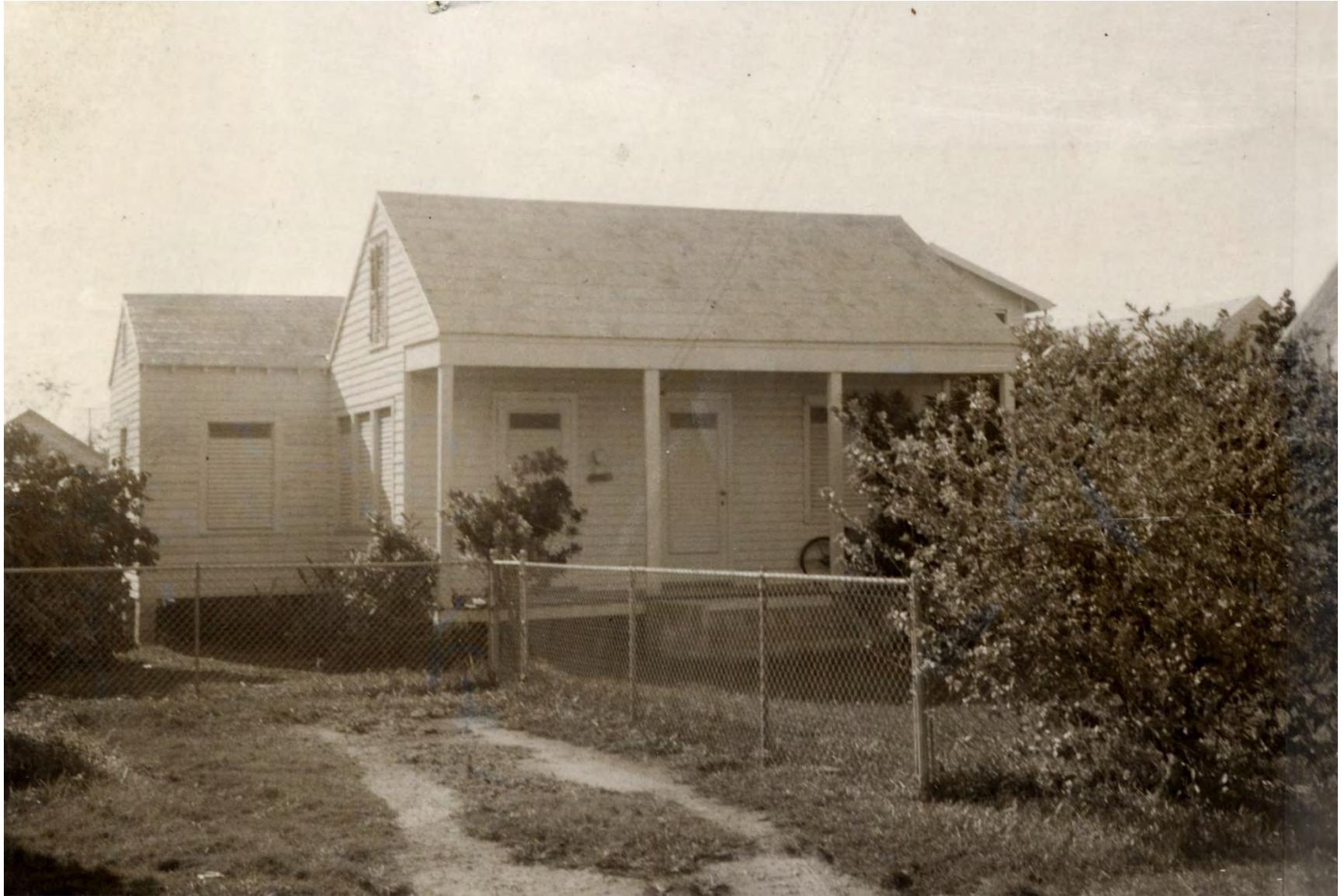
1926 Sanborn Map



1926 Sanborn Map

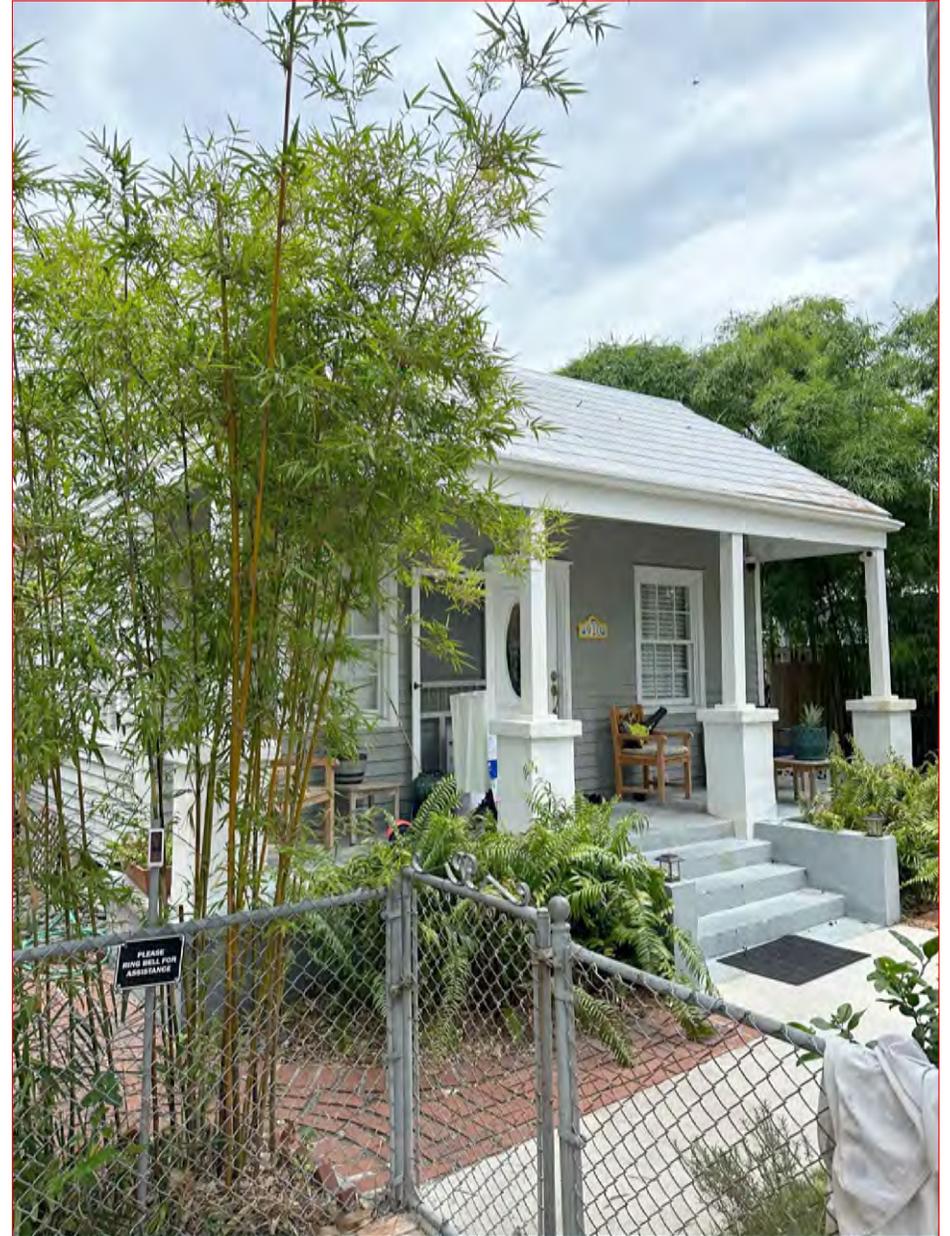


PROJECT PHOTOS



910 Grinnell Street circa 1965. Monroe County Library.

910 GRINNELL ST
(STREET VIEW)



911 PACKER ST
(STREET VIEW)



907 PACKER ST (STREET VIEW)



917 PACKER ST (STREET VIEW)



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N29°30'45"W ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

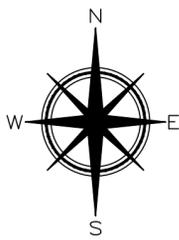
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

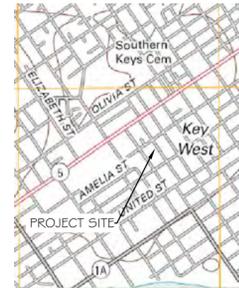
ADDRESS:
910 GRINNELL STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

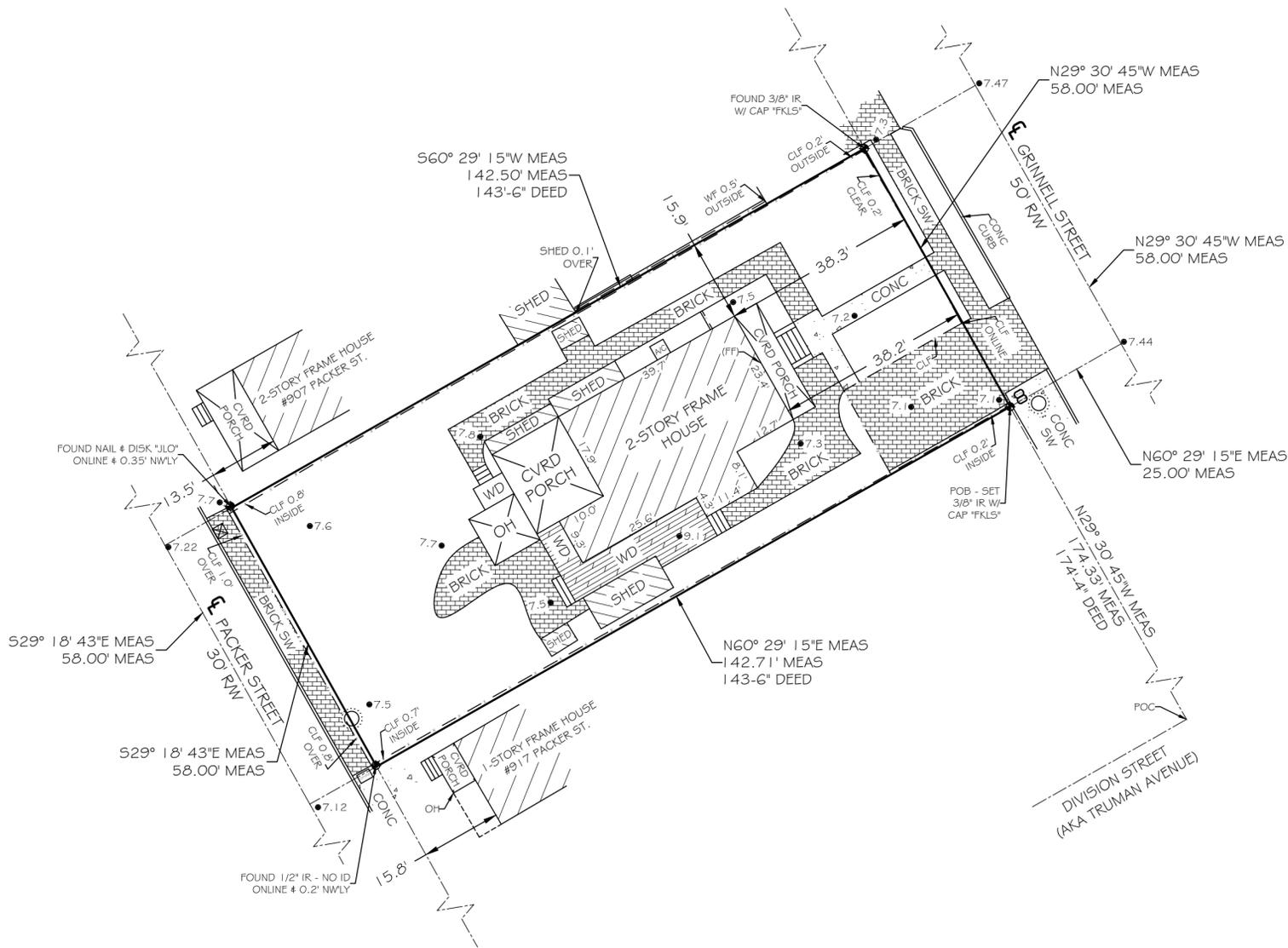
MAP OF BOUNDARY SURVEY



ASSUMED

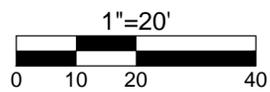


LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - CONCRETE DAVIT BASE
- - SPOT ELEVATION (TYPICAL)



TOTAL AREA = 8,271.05 SQFT ±

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).
- FINISH FLOOR ELEVATIONS (FF-1) & (FF-2) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF) = 9.8' (NGVD 1929)

CERTIFIED TO -

ROBERT HENKEL;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GYW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C&G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TRF = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UR = UNREADABLE
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METERS	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

LEGAL DESCRIPTION -

In the City of Key West, and known as Part of Tract Six (6), according to William A. Whitehead's plan of said Island, delineated in February, 1829, and better known as Lot Five (5), in Square Four (4), according to John Lowe's Subdivision of Part of said Tract 6, duly recorded in Deed Book "I" Page 425 of Monroe County Records:

Commencing at a point on Grinnell Street (174) One Hundred and Seventy-Four feet and 4 inches from the from the junction of Grinnell and Division Streets, and running thence along Grinnell Street in a Northwesterly direction Fifty-eight (58) feet; thence at right angles in a Southwesterly direction One Hundred and Forty-three (143) feet, Six (6) inches; thence at right angles in a Southeasterly direction along a thirty foot alleyway, Fifty-eight (58) feet; thence at right angles in a Northeasterly direction and parallel with Division Street One Hundred and Forty-three (143) feet, Six (6) inches to the Place of Beginning.

SCALE:	1"=20'
FIELD WORK DATE:	09/16/2022
MAP DATE:	10/24/2022
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-247

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: 
ERIC A. ISAACS, LBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

HARC APPLICATION PLANS FOR ACCESSORY STRUCTURE

SITE LOCATION



PROJECT LOCATION:
910 GRINNELL STREET
KEY WEST, FL. 33040

CLIENT:
ROBERT HENKEL

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2212-07	G-00	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MAREFAROUY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA: 8,339 SQ.FT
 LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT
 FLOOD ZONE: ZONE AE

SETBACKS - ONE STORY RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±33'-4 1/2"
 PROPOSED NO CHANGE

RIGHT SIDE:
 REQUIRED ±5'-10" (10% LOT WIDTH)
 EXISTING ±16'-1 1/2"
 PROPOSED ±5'-0" ACCESSORY SETBACK

LEFT SIDE:
 REQUIRED ±5'-10" (10% LOT WIDTH)
 EXISTING ±10'-7 1/2"
 PROPOSED NO CHANGE

SECONDARY FRONT:
 REQUIRED 10'-0"
 EXISTING ±39'-7"
 PROPOSED ±10'-3" TO OVERHANG

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (± 5,003.4 SQ.FT.)
 EXISTING 44.2% (± 3,682 SQ.FT.)
 PROPOSED 50.8% (± 4,236 SQ.FT.)

BUILDINGS ± 2,609 SQ.FT.
 BRICK/CONCRETE PATH ± 1,618 SQFT.
 AC PADS ± 9 SQFT.

TOTAL ± 4,236 SQ.FT.

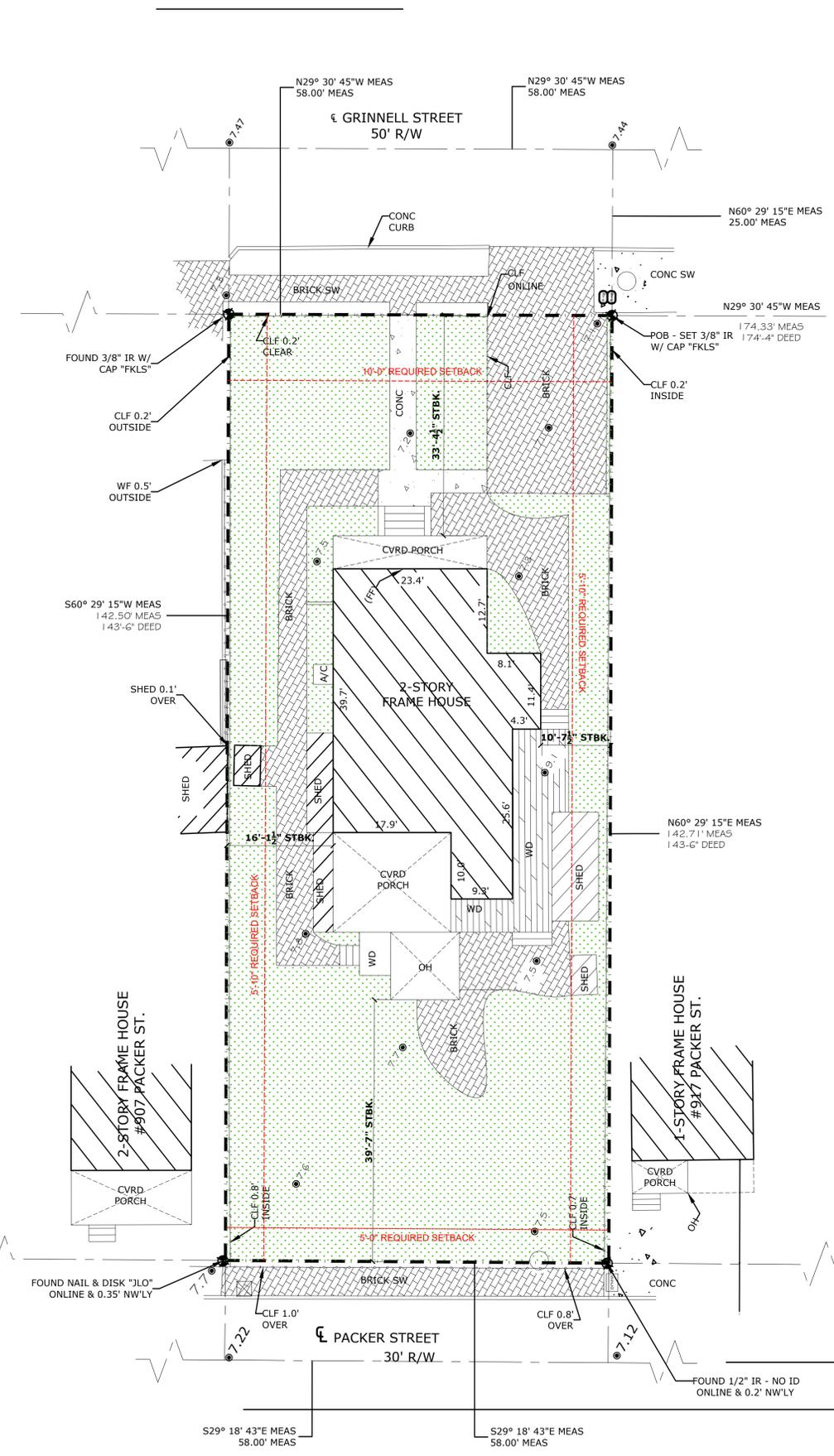
MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (± 4,169.5 SQ.FT.)
 EXISTING 23% (± 1,921 SQ.FT.)
 PROPOSED 31.3% (± 2,609 SQ.FT.)

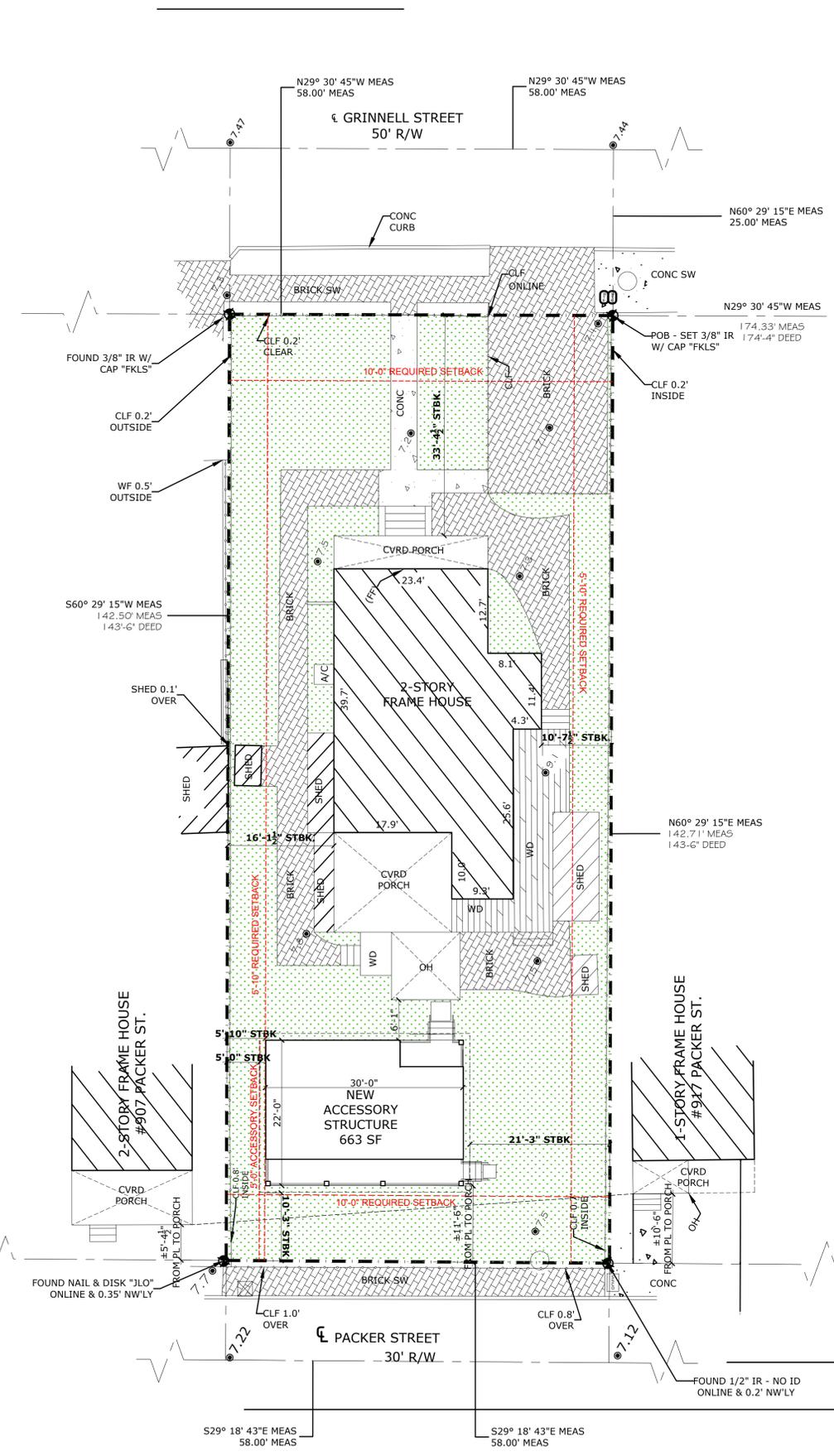
MINIMUM OPEN SPACE:

REQUIRED 35% (± 2,918.7 SQ.FT.)
 EXISTING 55.8% (± 4,657 SQ.FT.)
 PROPOSED 49.2% (± 4,103 SQ.FT.)

MAXIMUM HEIGHT:
 PROPOSED 30 FT
 NO CHANGE



SITE PLAN EXISTING
 SCALE: 3/32"=1'-0"



SITE PLAN PROPOSED
 SCALE: 3/32"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ROBERT HENKEL

PROJECT: 910 GRINNELL STREET

SITE: 910 GRINNELL STREET
 KEY WEST, FL 33040

TITLE: SITE PLAN

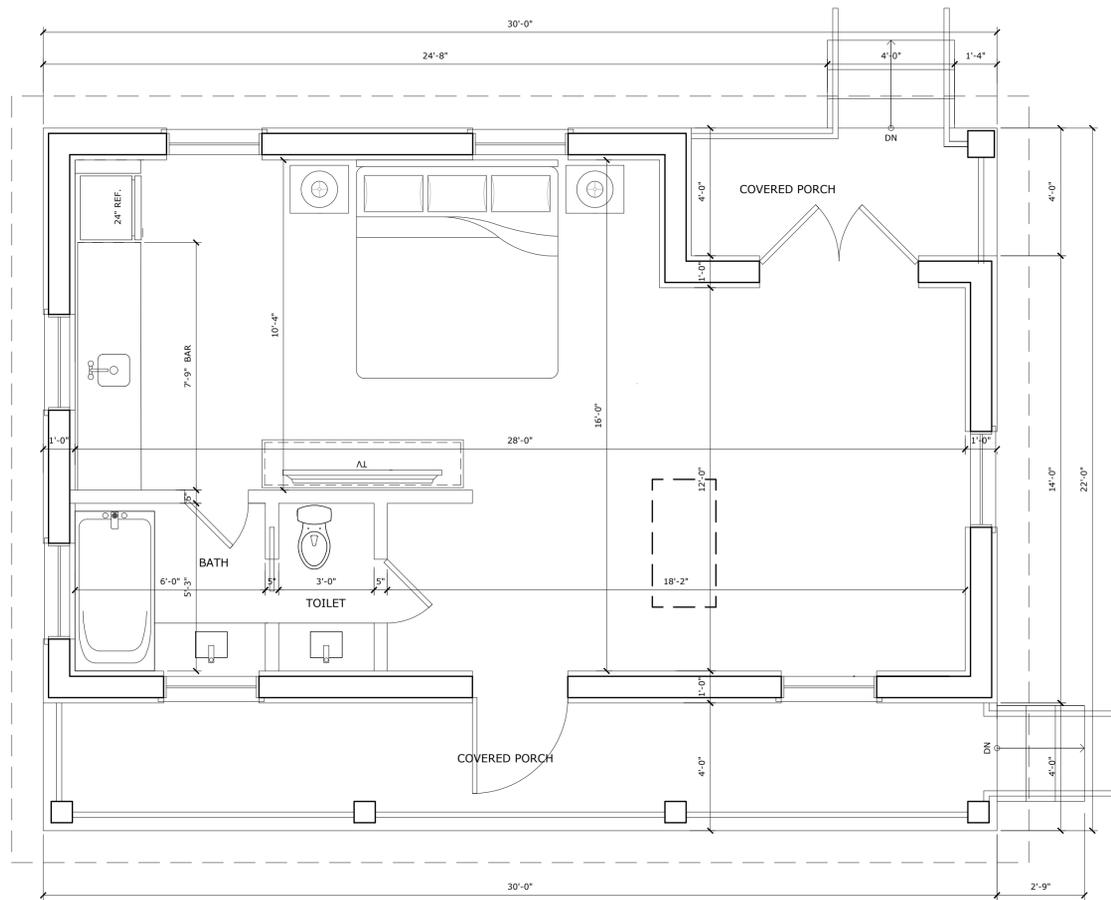
SCALE AT 1/16"=1'-0"	DATE: 06/22/23	DRAWN: VF	CHECKED: SM
PROJECT NO: 2212-07	DRAWING NO: C-101	REVISION: 1	



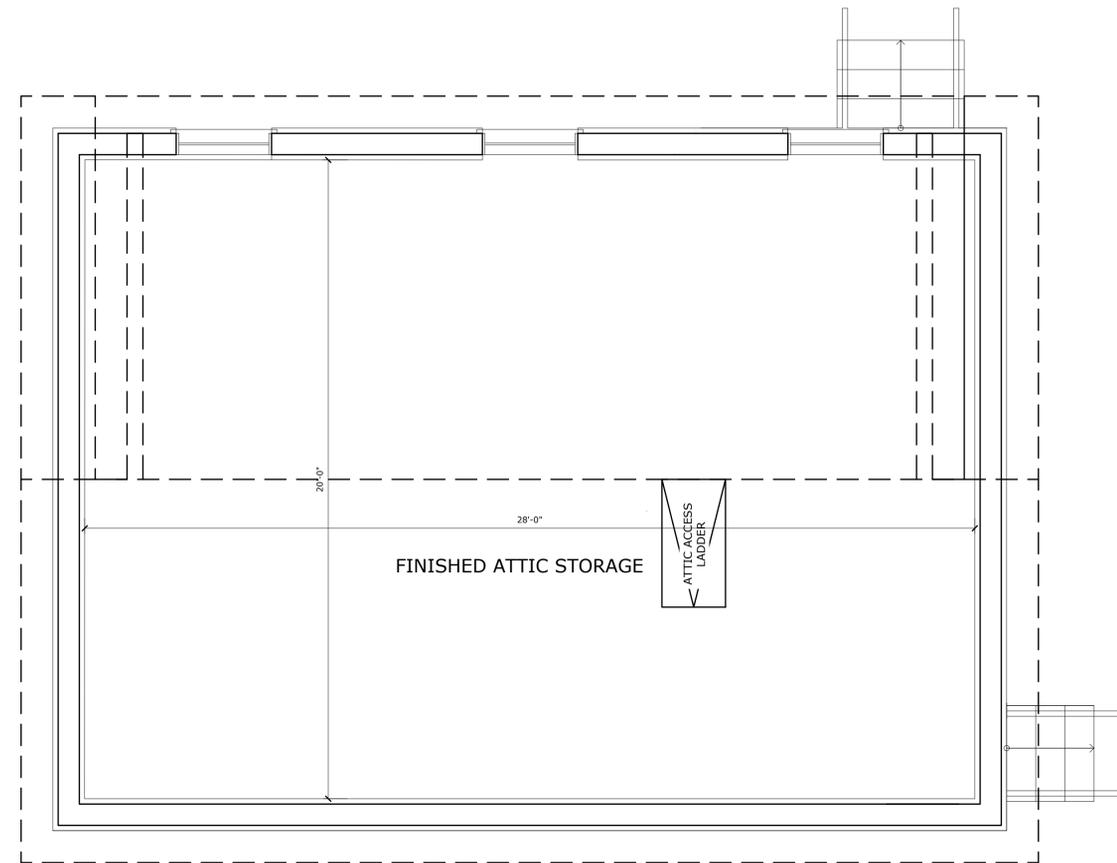
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SIGNATURE:
 DATE:

SEBIE MARAFIQY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71481



FIRST FLOOR PLAN
SCALE : 3/8"=1'-0"



ATTIC FLOOR PLAN
SCALE : 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:

STATUS:



ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **FLOOR PLAN**

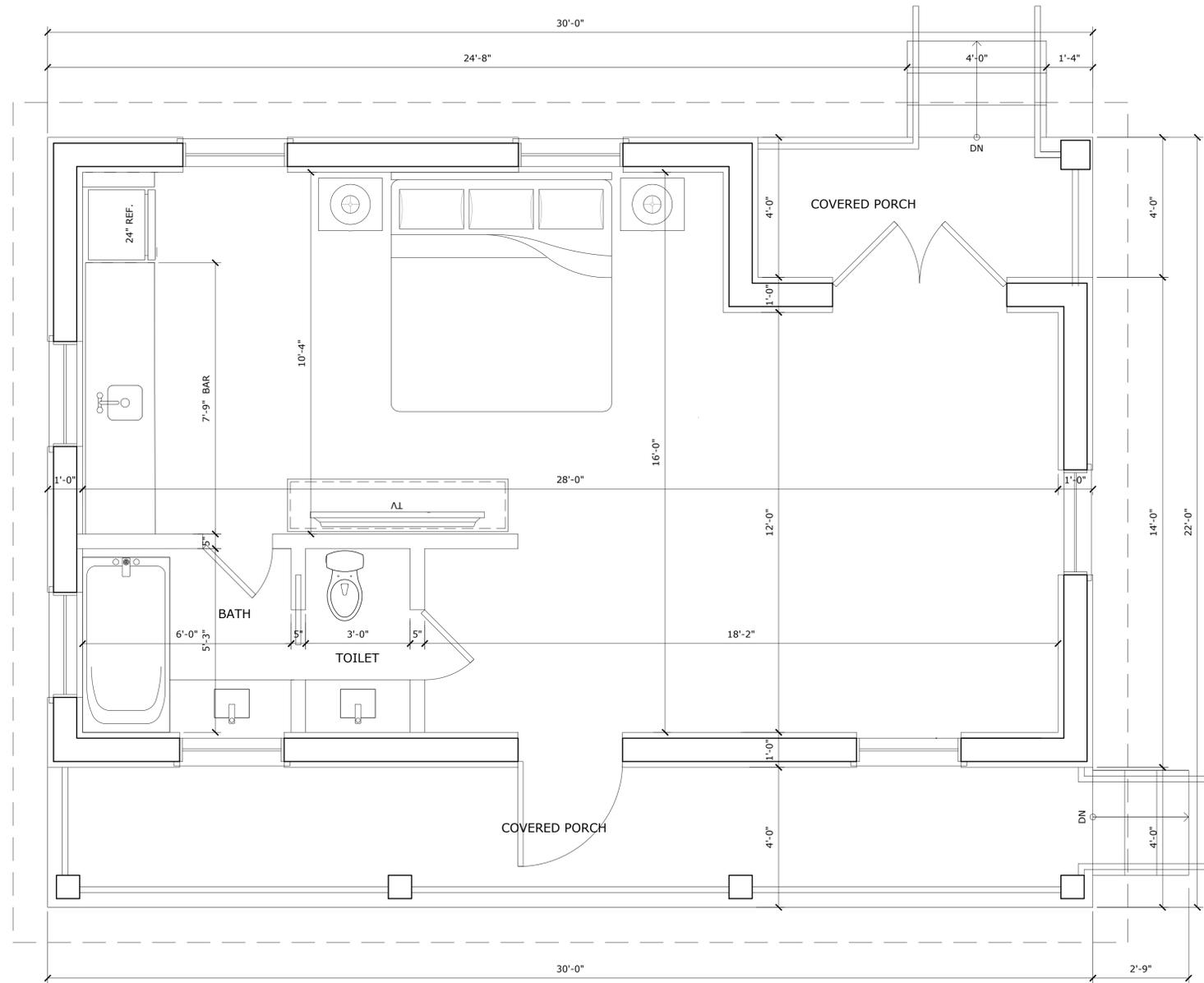
SCALE AT 1/4"=1'-0":
AS SHOWN

DATE: 07/15/23
DRAWN: VF
CHECKED: SM

PROJECT NO: 2212-07
DRAWING NO: A-101
REVISION: 1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SERGE MARAFIADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482



FIRST FLOOR PLAN
SCALE: 1/2"=1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MARIAPADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

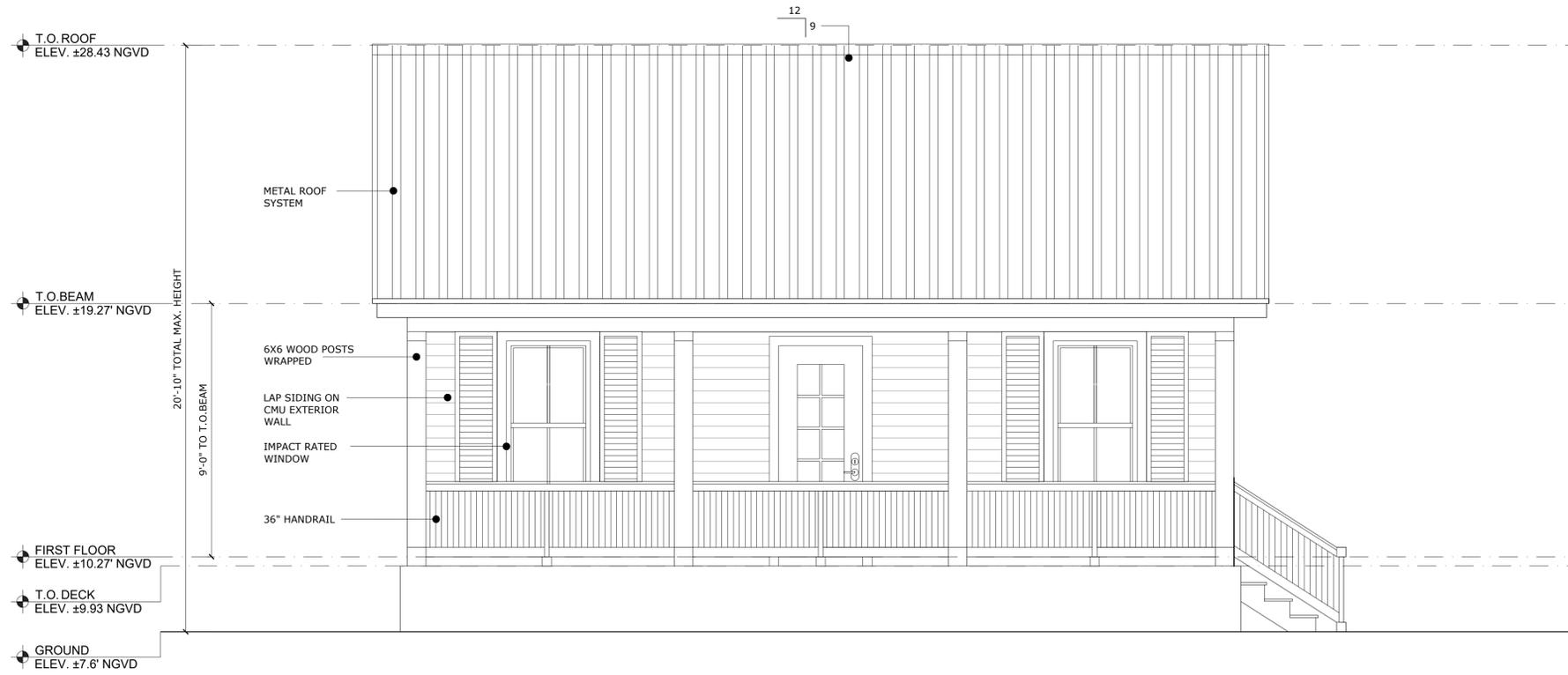
CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **FLOOR PLAN**

SCALE AT 1/2"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-101	1	



FRONT ELEVATION
SCALE: 3/8"=1'-0"



REAR ELEVATION
SCALE: 3/8"=1'-0"

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SIGNATURE:
DATE:

BERNIE MARSHAKOVY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CA # 30835

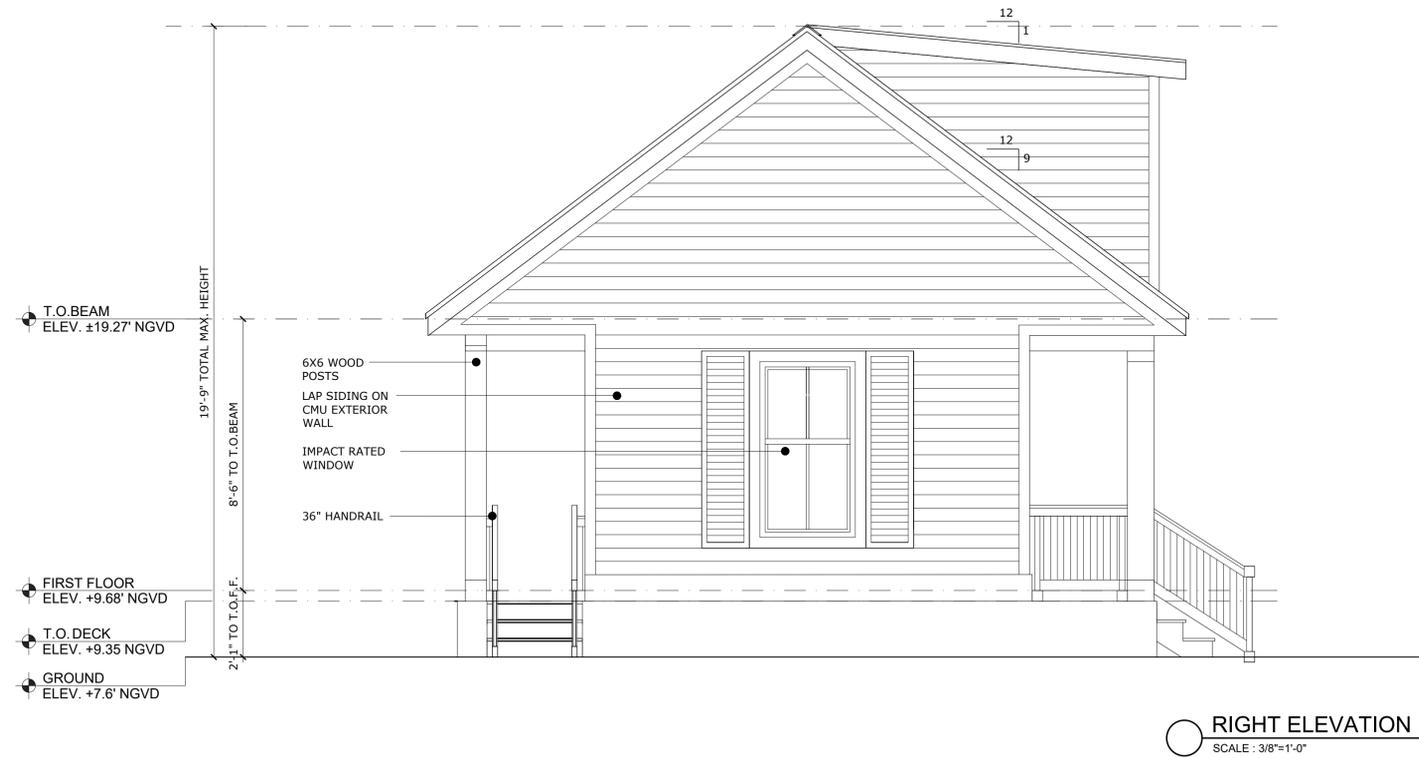
CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

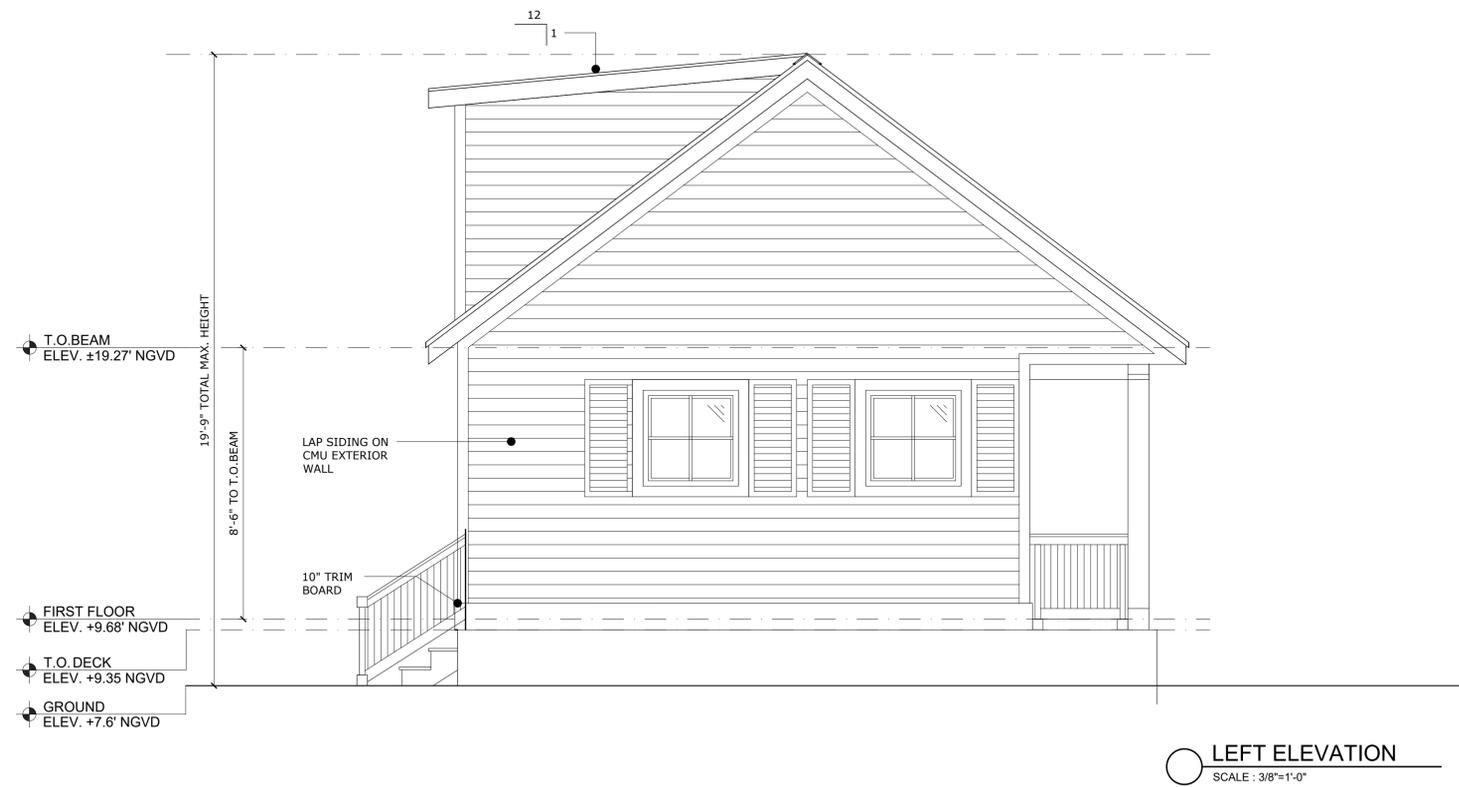
SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-201	1	



RIGHT ELEVATION
SCALE : 3/8"=1'-0"



LEFT ELEVATION
SCALE : 3/8"=1'-0"

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SIGNATURE:
DATE:

SEBIE MARSHADY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **ELEVATIONS**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-202	1	



STREET SCAPE
SCALE : 3/4"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **ROBERT HENKEL**

PROJECT: **910 GRINNELL STREET**

SITE: **910 GRINNELL STREET
KEY WEST, FL 33040**

TITLE: **STREET SCAPE**

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/22/23	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2212-07	A-203	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SEBIE MARSHALL
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07480

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 25, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0019

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 ROBERT K. HENKEL, 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: 910 GRINNELL ST KEY WEST FL 33040 on the 18th day of JULY, 2023.

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 JULY 25, 2023, 2023.

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 H2023-0019.

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

Signed Name of Affiant:

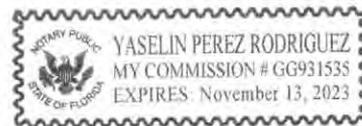
~~_____~~
Date: 07/19/23
Address: 910 GRINNELL ST.
City: KEY WEST
State, Zip: FLORIDA 33040 USA

The forgoing instrument was acknowledged before me on this 18th day of JULY, 2023.

By (Print name of Affiant) Robert Konrad Henkel who is personally known to me or has produced FDL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: YASELIN PEREZ RODRIGUEZ
Notary Public - State of Florida (seal)
My Commission Expires: 11/13/2023



910

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. on July 25, 2023, at the City Hall, 1200 Duval Street, New York, Florida. The purpose of the meeting will be to consider a project for:

NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant - Serge Mashakov, Engineer Application #H2023-0019

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1200 Duval Street, New York, Florida, and call (904) 971-1111 for more information. If you have any questions, please contact the Planning Department at (904) 971-1111. If you have any questions, please contact the Planning Department at (904) 971-1111.

PLEASE USE OTHER DOOR



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 25, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE.

#910 GRINNELL STREET

Applicant – Serge Mashtakov, Engineer Application #H2023-0019

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.

USE

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00021570-000000
 Account# 1022322
 Property ID 1022322
 Millage Group 10KW
 Location Address 910 GRINNELL St, KEY WEST
 Legal Description KW LOT 5 SQR 4 TR 6 OR625-459 OR750-551 OR1284-1556 OR1324-1604/06
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

HENKEL ROBERT K
 910 Grinnell St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$243,209	\$212,801	\$217,530	\$155,168
+ Market Misc Value	\$12,475	\$12,807	\$13,139	\$13,472
+ Market Land Value	\$1,158,562	\$759,099	\$690,310	\$651,691
= Just Market Value	\$1,414,246	\$984,707	\$920,979	\$820,331
= Total Assessed Value	\$457,451	\$439,443	\$426,502	\$410,739
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$455,626	\$414,443	\$403,364	\$385,739

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$759,099	\$212,801	\$12,807	\$984,707	\$439,443	\$25,000	\$414,443	\$500,000
2020	\$690,310	\$217,530	\$13,139	\$920,979	\$426,502	\$25,000	\$403,364	\$492,615
2019	\$651,691	\$155,168	\$13,472	\$820,331	\$410,739	\$25,000	\$385,739	\$409,592
2018	\$598,590	\$159,601	\$13,804	\$771,995	\$399,777	\$25,000	\$374,777	\$372,218

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	8,323.00	Square Foot	0	0

Buildings

Building ID	1634	Exterior Walls	ABOVE AVERAGE WOOD with 9% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Gross Sq Ft	1745	Foundation	CONCR FTR
Finished Sq Ft	1345	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	MIN/PAINT CONC
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	214	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2

Depreciation %	13	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	285	0	0
FLA	FLOOR LIV AREA	1,345	1,345	0
OPF	OP PRCH FIN LL	115	0	0
TOTAL		1,745	1,345	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1728 SF	1
CONC PATIO	1985	1986	0 x 0	1	146 SF	1
BRICK PATIO	2010	2011	0 x 0	1	818 SF	2
WOOD DECK	2008	2009	0 x 0	1	430 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/1/1994	\$206,000	Warranty Deed		1324	1604	Q - Qualified	Improved		

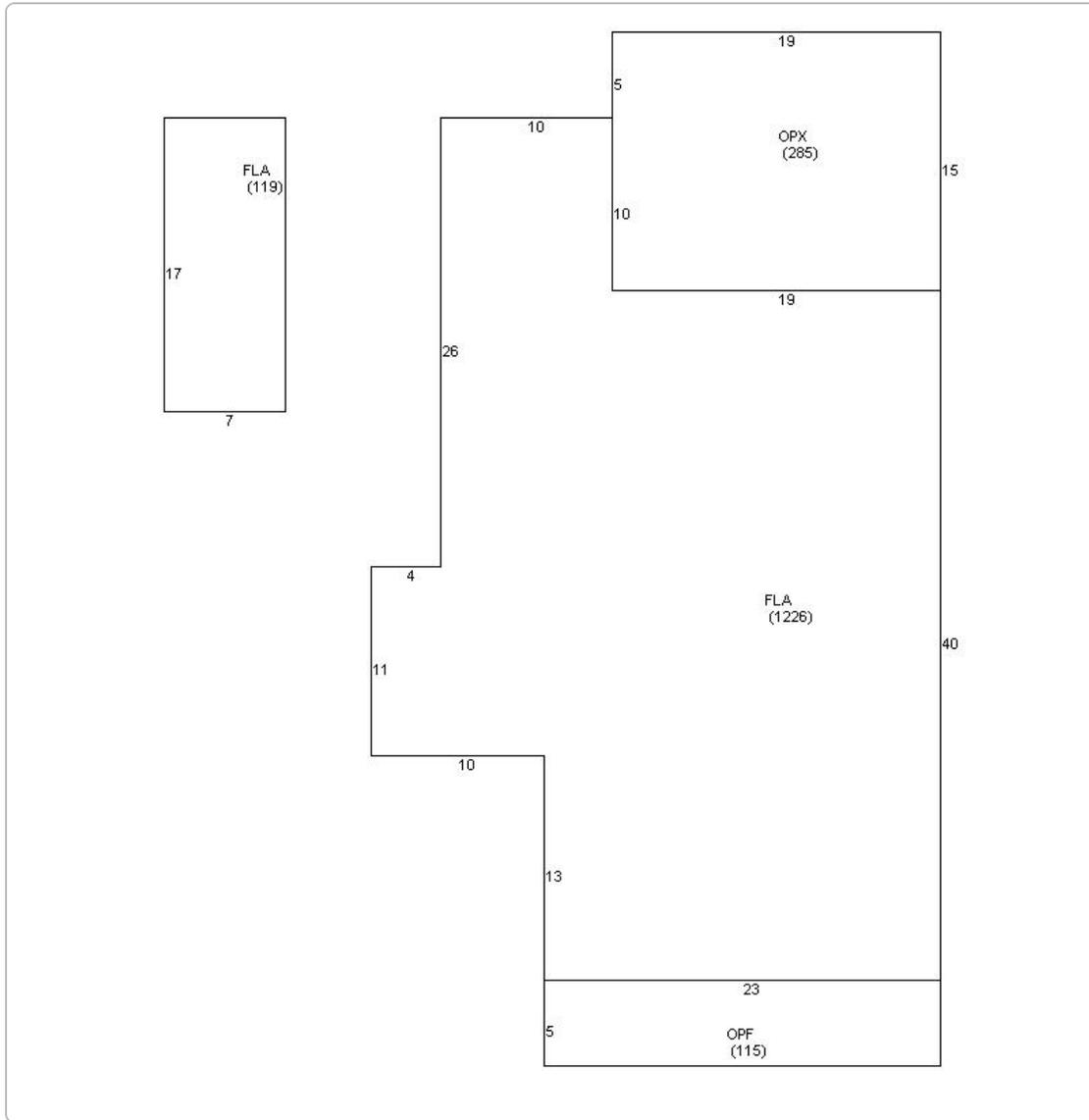
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-3951	1/28/2020	12/9/2019	\$6,500	Residential	Replace 6sq Victorian shingle with shingle at front valley area.
14-0991	3/16/2014	12/16/2014	\$9,000	Residential	R & R 8 WINDOWS WITH APPROVED TYPE
10-1930	6/16/2010	2/17/2011	\$4,000	Residential	SAND SET BRICK PAVER DRIVEWAY

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)



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