

Staff Report

Historic Architectural Review Commission

**Staff Report
Item 5**

Meeting Date: April 9, 2013

Applicant: Perez Engineering and Development Inc.

Application Number: H13-01-418

Address: #1222 Grinnell Street

Description of Work: Renovate and repair existing one story building. Remove portion of existing rear addition and construct new two story addition at rear.

Building Facts: The house is listed as a contributing resource. The one story frame vernacular house was built in 1918. The house used to have an open front porch that has been enclosed at least since the 1965. The structure has been neglected and has cement board siding on both sides. The back portion of the house and its roof presents decay due to humidity. No historic windows can be seen in the structure and a/c units have been installed in several windows. The house still exhibits metal shingles. The house to the north side is similar in design and proportions and is a one story structure with an enclosed front porch. The house on the south side is a two story frame structure with a driveway between the two houses. Immediately towards the back there is a one story cbs structure and to its north side a two story structure.

On March 21, 2013 the Planning Board approved resolution No. 2013-16 for variance for building coverage and front and side yard setbacks. On the resolution it was requested by the Planning Board that the house has interior sprinklers.

**Guidelines and
Ordinance Cited in
Review:**

Additions, Alterations and New Construction (pages 36-38a), specifically 3, 4, 6 and 8.

Entrances, porches and doors (pages 32-33), specifically guideline 11.

Ordinance for Demolition, Sec. 102-217 (2).

Staff Analysis

The Certificate of Appropriateness in review is for the renovations of an existing one story house and an addition of a second floor attached on its back portion. The design includes a front gable roof off-centered for the second floor addition that rises approximately 2.5 feet on its back on a centered front gable. The maximum height of the back addition will be seven feet more than the existing house.

The proposed plans include the renovations of the existing house including 6 over 6 true divided wood windows, wood lap siding and new metal shingles. For the front façade impact resistant windows with bahama shutters are proposed as well as a 10 lite french door for the main entrance. The plan proposes wood siding on the new addition as well as wood true divided windows and metal v-crimp for roofing material.

According to the plans the front porch will remain enclosed and part of the roof of the historic portion of the house will be removed in order to accommodate the second floor addition. A non-historic addition attached to the back of the structure will be demolished to give space to the new two story back addition

Consistency with Guidelines

1. The proposed plans include a reduction in the actual footprint of the structure. Although the plans propose a second story addition over part of the back portion of the house, it will be setback from the street, at least 22 feet from the front of the house. The staggered disposition of the two new gables helps to break the mass and scale of the second floor addition.

2. The proposed new design promotes the restoration of the house by the use of appropriate materials such as metal shingles, wood lap siding and true divided wood windows. The plans include impact windows on the enclosed front porch which has been an alteration to the original house.
3. The new proposed second floor will have similar height, scale, textures and materials as the surrounding houses within the urban historic context.
4. The proposed renovations to the existing house will be in keeping with guidelines for replacements of windows and maintenance for contributing houses. Nevertheless the proposed front door, a 10 lite french unit, may not be an appropriate choice for the historic house. It is staff's opinion that a solid wood door or a half glazed door will be more appropriate for the main entrance.

It is staff's opinion that the proposed design is consistent with many of the guidelines. Staff recommends to the Commission that the proposed front door be changed as staff's suggestion. The historic house has been neglected for many years and it is an eyesore to the streetscape.

It is staff's opinion that the requested demolition and partial demolition of the existing roof can be considered by the Commission since the elements are not historic or are deteriorated due to neglect. If approved, one reading will be required for the proposed demolitions.

Application

Alternate Key - 1032824
Parcel ID - 00032040-000000



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

03-22-13-100418

APPLICATION # _____

OWNER'S NAME: **Chet Hauck** DATE: **03-22-13**

OWNER'S ADDRESS: **P.O. Box 168, Millersport, OH 43046** PHONE #: **614-975-8387**

APPLICANT'S NAME: **Perez Engineering & Development Inc.** PHONE #: **305-293-9440**

APPLICANT'S ADDRESS: **1010 East Kennedy Drive Suite #400, Key West, FL 33040**

ADDRESS OF CONSTRUCTION: **1222 Grinnell Street** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovate and repair existing one story building. Remove portion of existing rear addition and construct new 2 story addition at rear.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 03-22-13

Applicant's Signature: _____

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*House is listed as contributing. Built in 1918
Ordinance for demolition
Guidelines for additions, and entrances.*

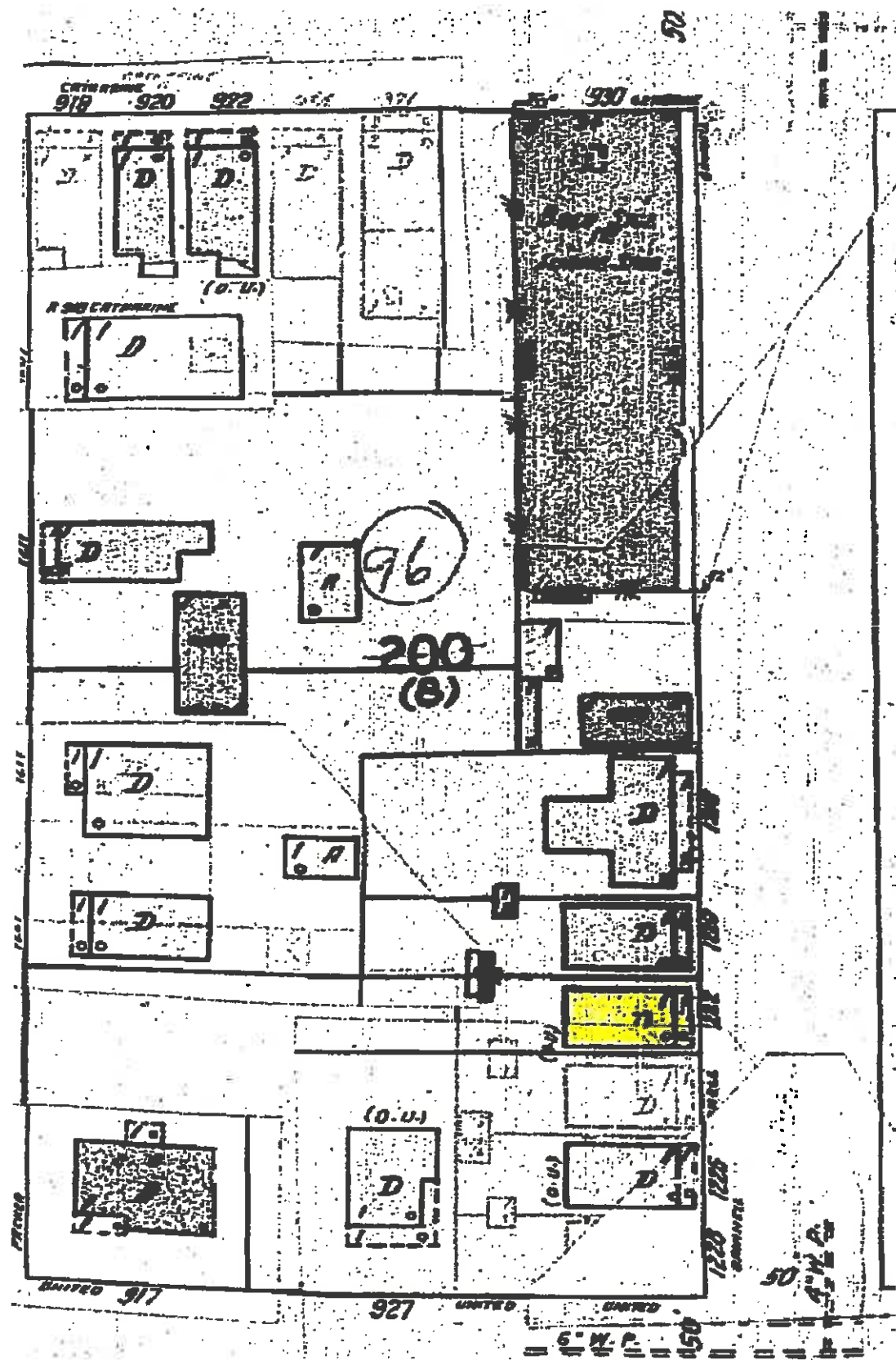
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

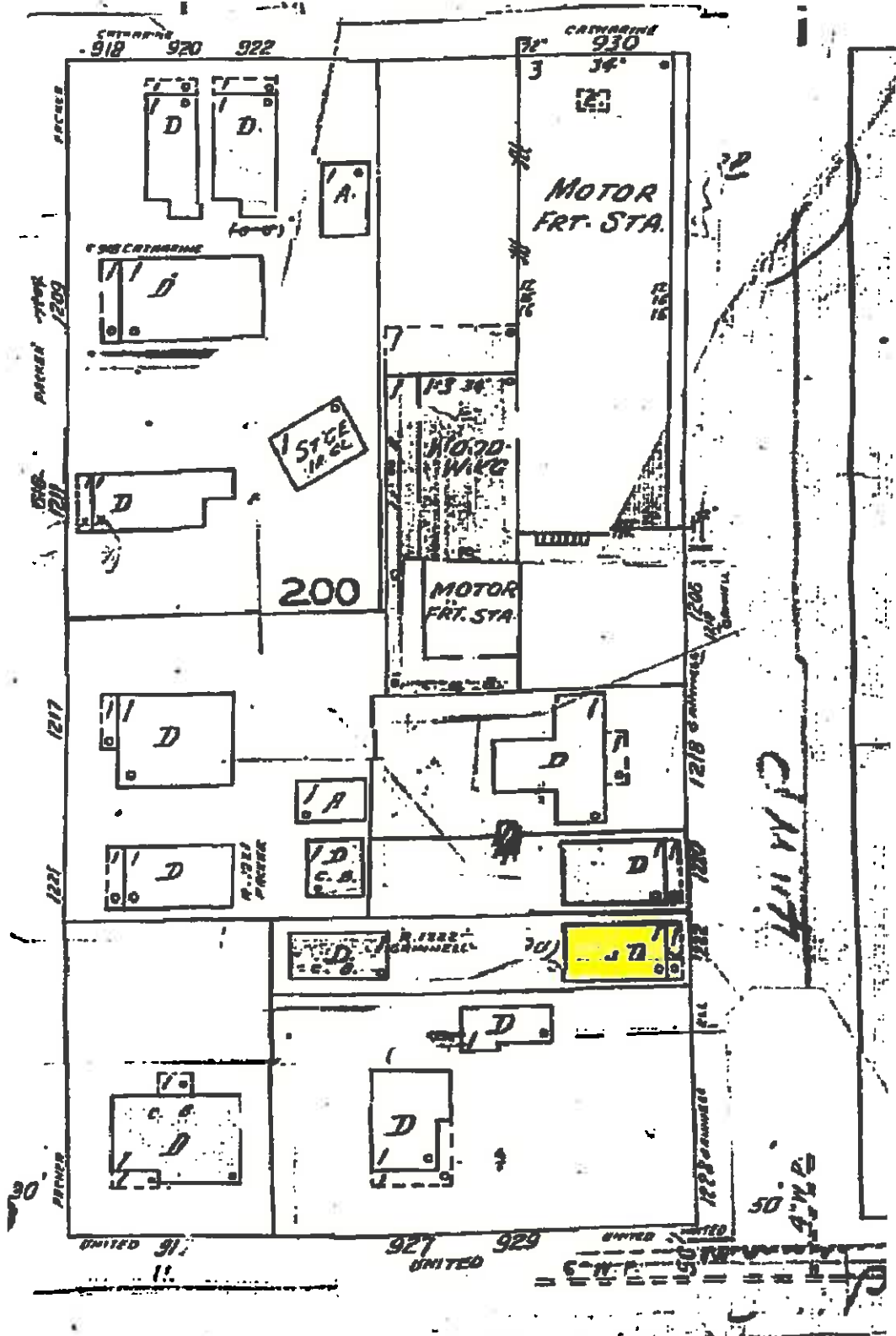
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1222 Grinnell Street Sanborn map 1948



#1222 Grinnell Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1222 Grinnell St.; built 1918; Monroe County Property, Monroe County Library













NOTHEAST ELEVATION OF 1222 GRINNELL & 1220 GRINNELL



NORTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHWEST SIDE OF REAR ADDITION



NORTHWEST SIDE OF REAR ADDITION



NORTHWEST SIDE LOOKING FROM REAR



NORTHWEST SIDE LOOKING FROM REAR



SOUTHWEST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST SIDE LOOKING FROM REAR



SOUTHEAST SIDE LOOKING FROM FRONT



SOUTHEAST SIDE LOOKING FROM FRONT



NEIGHBORING HOUSE TO THE WEST - 1220 GRINNELL



NEIGHBORING HOUSE TO THE WEST - 1220 GRINNELL



NEIGHBORING HOUSE TO THE WEST - 1220 GRINNELL

Survey

Proposed design

RENOVATIONS

1222 GRINNELL STREET
KEY WEST, FLORIDA



LOCATION MAP

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST KENNEDY DRIVE, SUITE 400
 MIAMI, FLORIDA 33133
 TEL: (305) 296-9440 FAX: (305) 296-9243
 TAMPA OFFICE
 3507 EAST THORNTON ROAD, SUITE 140
 TAMPA, FLORIDA 33637
 TEL: (813) 979-1616 FAX: (813) 263-0710

ALLEN PEREZ, P.E.
 Florida P.E. NO. 31488
 March 22, 2013

SITE DATA

ZONING DISTRICT: HMOR
 FLOOD ZONE: X
 F.L.R.M. - COMMUNITY #125129, PANEL #1516, SUFFIX "K", DATED: 02-18-2005
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE "D"
 FLOOR LIVE LOAD: 40 PSF

SITE DATA TABLE

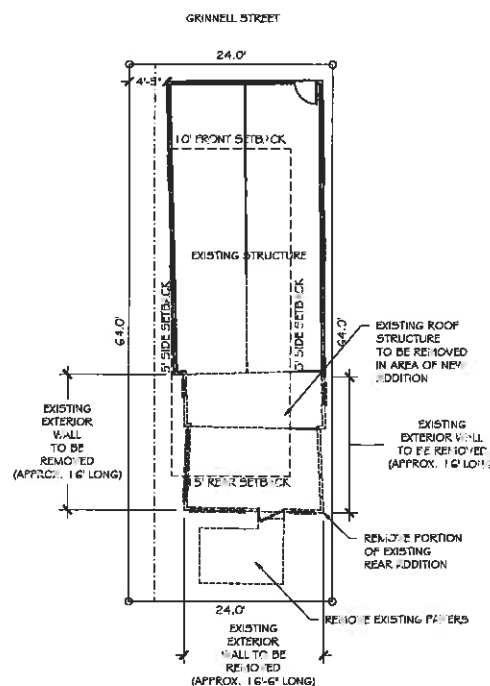
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITION	COMMENTS
DISTRICT	HMC	HMC	HMC	
LOT SIZE	15,4 SF	1588 SF	1501 SF	
BUILDING AREA	898 SF	814 SF	855 SF	
BUILDING COVER AGE %	58%	40%	56%	
IMPERVIOUS COVERAGE	1015 SF	821 SF	857 SF	
IMPERVIOUS COVERAGE %	66%	50%	56%	
BUILDING HEIGHT	17'-1"	30'-0"	24'-0"	
FRONT SETBACK	1'-10"	10'-0"	1'-10"	
SOUTHEAST SIDE SETBACK	0'-10"	5'-0"	0'-7"	
NORTHWEST SIDE SETBACK	4'-0"	5'-0"	4'-0"	
REAR SETBACK	10'-7"	15'-0"	10'-0"	

INDEX OF DRAWINGS

T-1 - SITE DATA
 A-1 - FLOOR PLANS
 A-2 - EXISTING ELEVATIONS
 A-3 - PROPOSED ELEVATIONS

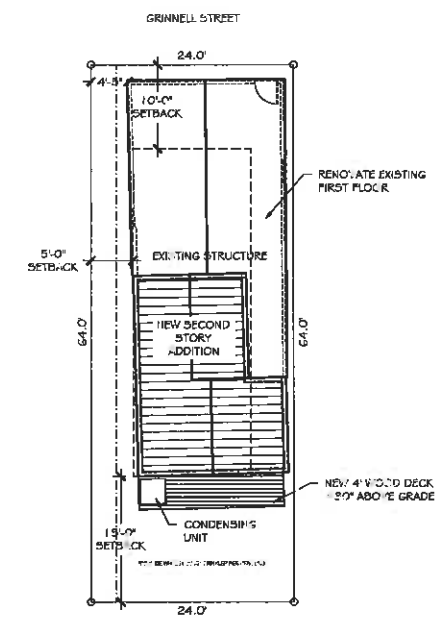
GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL, FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	
6	

RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046

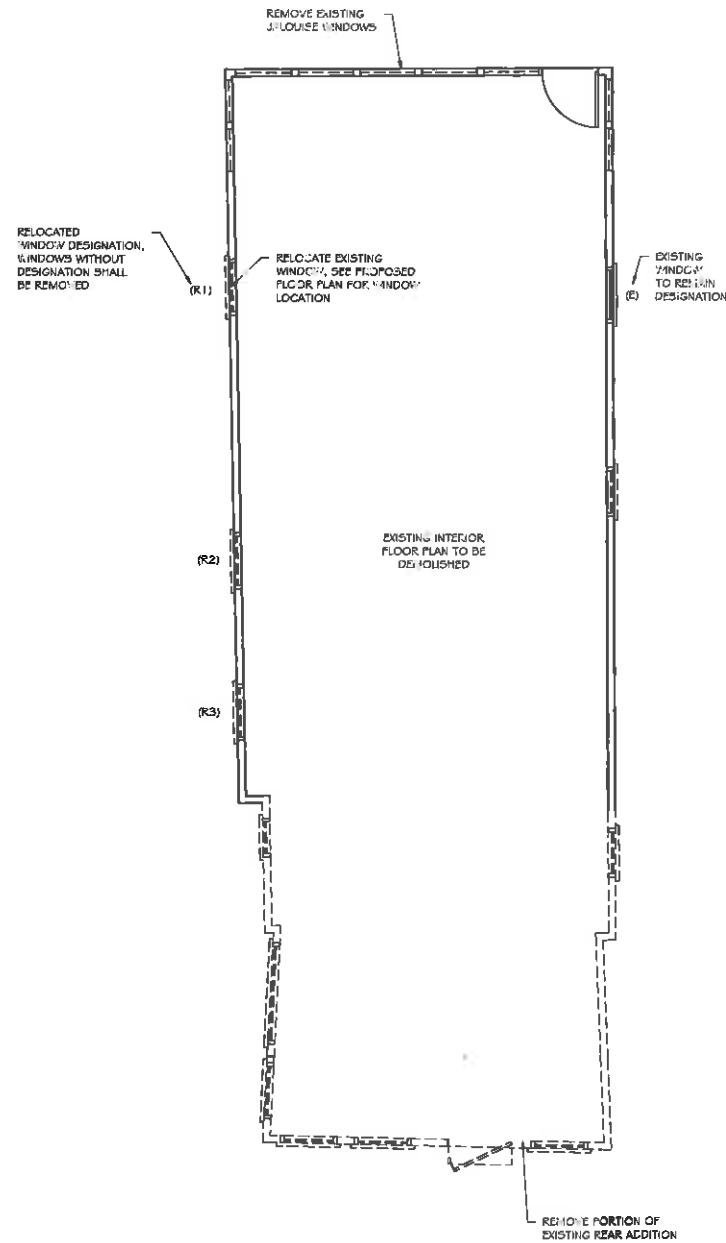
JOB NO.	EXM
DRAWN	FRS
DESIGNED	FRS
CHECKED	FRS
IN CHARGE	FRS

T-1

DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
(B1)	0'x8'-8"	SLIDING GLASS	-00.0 / +00.0	PGT INDUSTRIES	-00.0 / +00.0 (N.O.A. # D000.0)

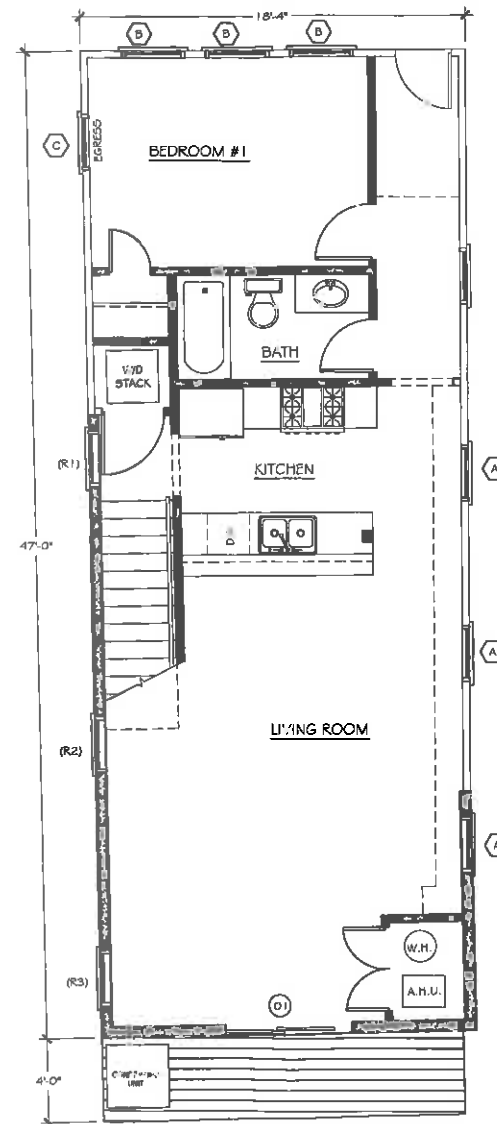
WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
(A)	28"x48"	SINGLE HUNG	
(B)	42"x42"	SINGLE HUNG	
(C)	30"x60"	SINGLE HUNG	
(D)	24"x30"	SINGLE HUNG	
(E)	30"x12"	FIXED	

* NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES



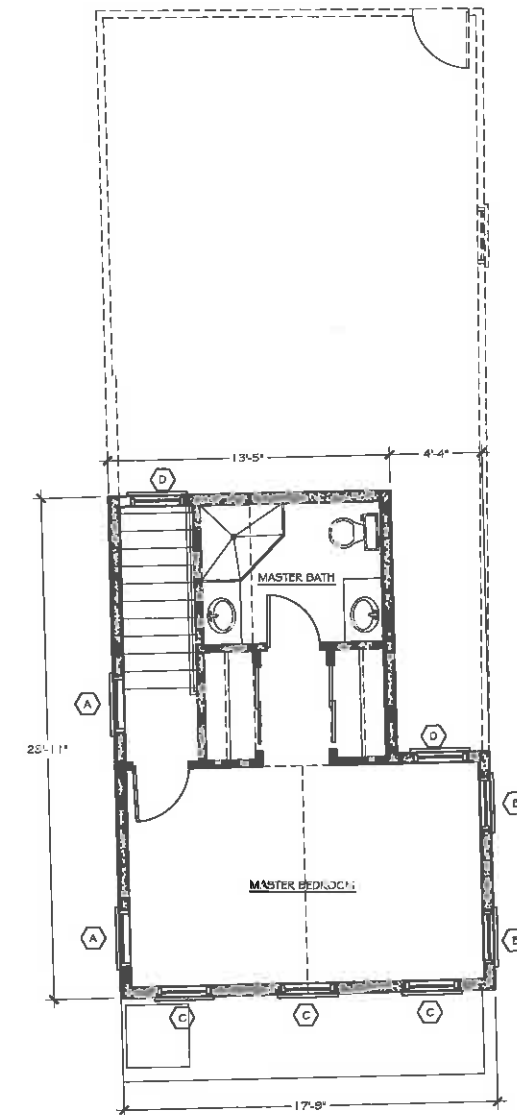
EXISTING FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

Z:_PROJECTS\Projects 2013\1222 GRINNELL STREET, KEY WEST\DESIGN 21222 Grinnell - Design.dwg (PT) Plotted on: Mar 22, 2013 - 11:28am by eak

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 KEY WEST OFFICE
 1010 EAST TOWNSEND DRIVE, SUITE 400
 TEL: (803) 289-9440 FAX: (803) 289-0248
 TAMPA OFFICE
 8507 EAST FRANKFORD ROAD, SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 578-1616 FAX: (813) 589-0710



PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 COMMERCIAL ARCHITECTURE No. 8879

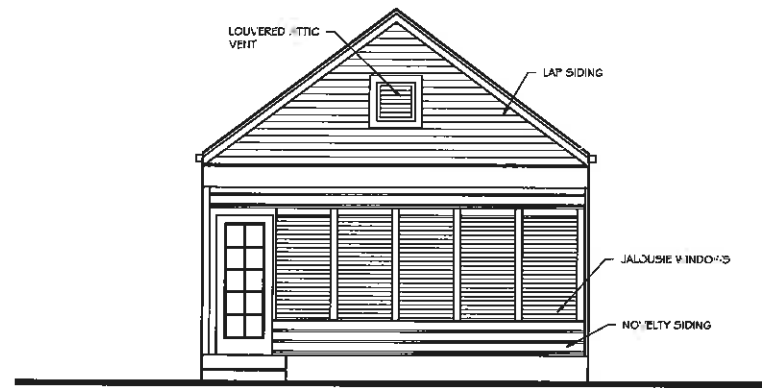
ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 March 22, 2013

REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	
6	

RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

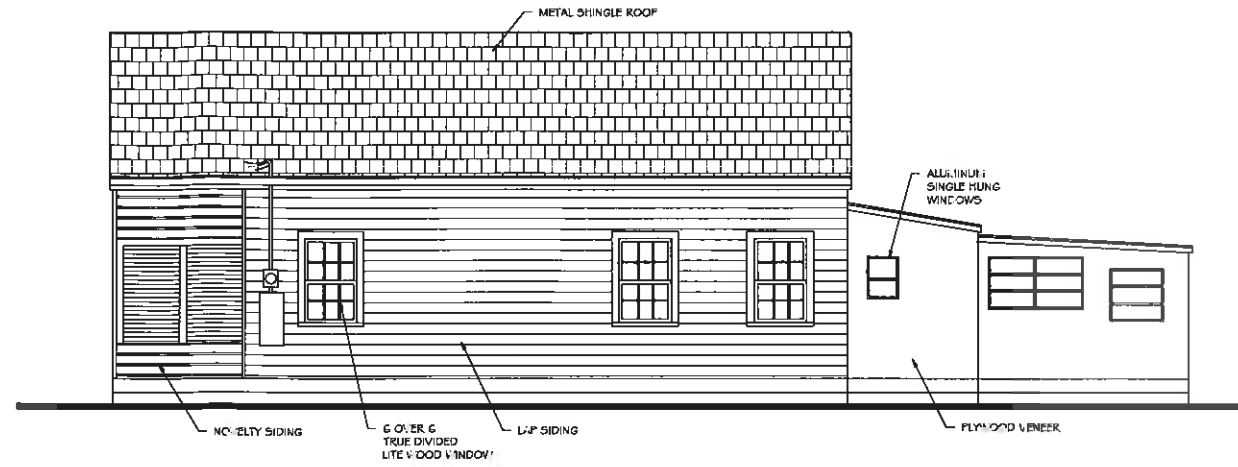
CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046

JOB NO.	
DRAWN	EKM
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-1



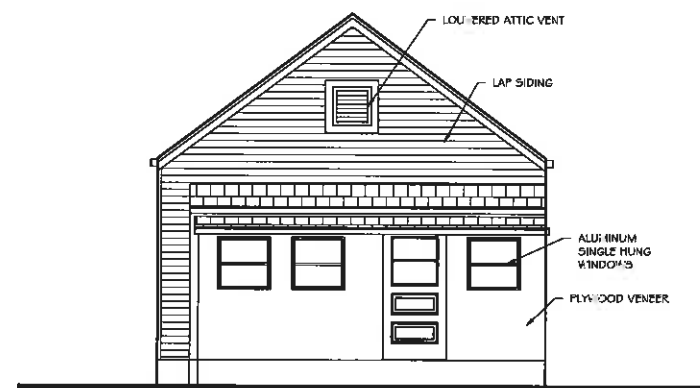
EXISTING NORTH EAST ELEVATION

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



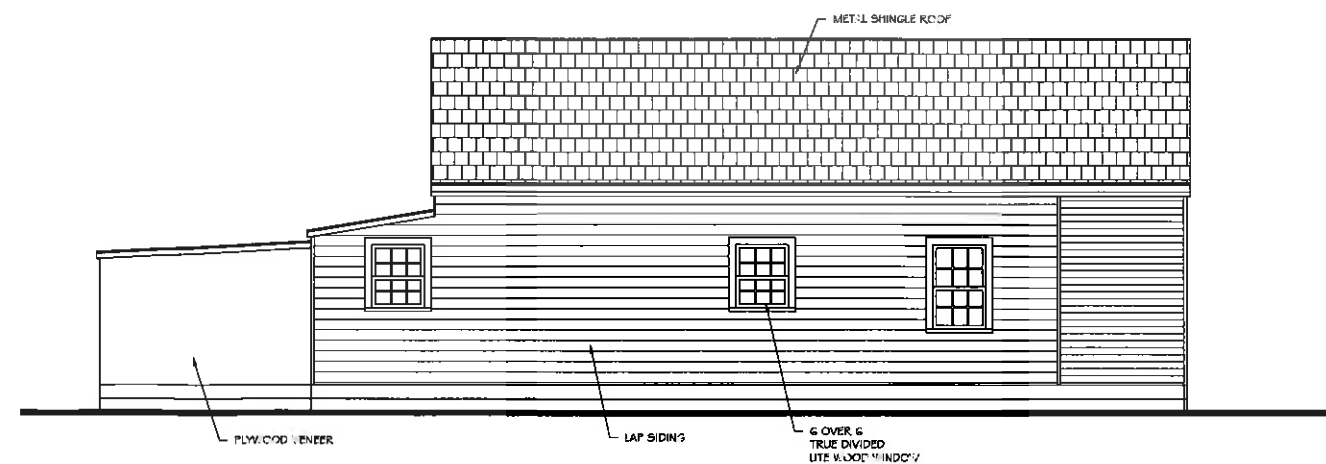
EXISTING NORTH WEST ELEVATION

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



EXISTING SOUTHWEST ELEVATION

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



EXISTING SOUTH EAST ELEVATION

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

Z:\1 - PROPOSAL\75\Projects\2013\1222 GRINNELL STREET, KEY WEST\DESIGN ELEVATIONS.dwg (EXISTING ELEV) P:\dtd\01 - Mar 22, 2013 - 11:38am by ark

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 400
 KEY WEST, FLORIDA 33440
 TEL: (305) 239-8440 FAX: (305) 239-0248
 TAMPA OFFICE
 C-7 FRODOX ROAD, SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 978-1616 FAX: (813) 288-0710

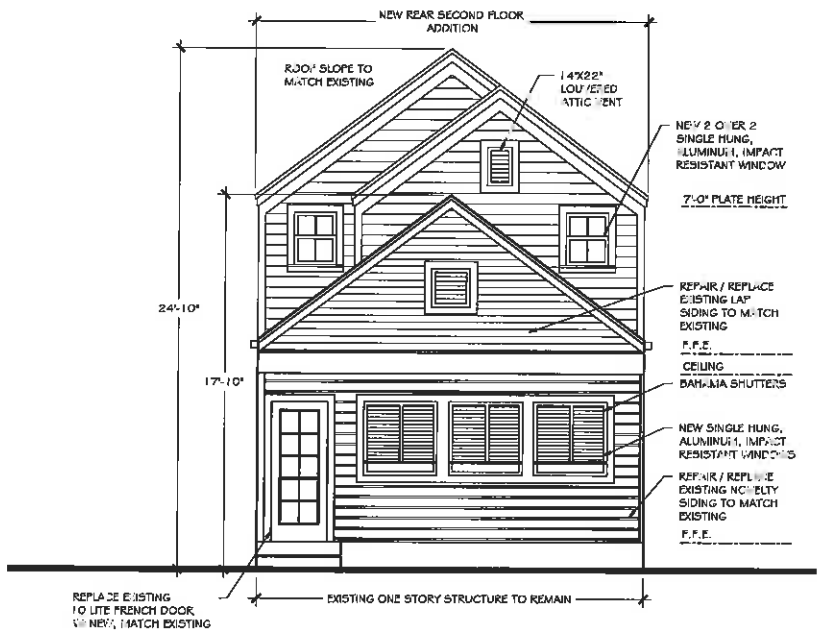
ALLEN PEREZ, P.E.
 Florida P.E. NO. 51488
 March 22, 2013

REVISIONS:	ORIGINAL:
1	
2	
3	
4	
5	

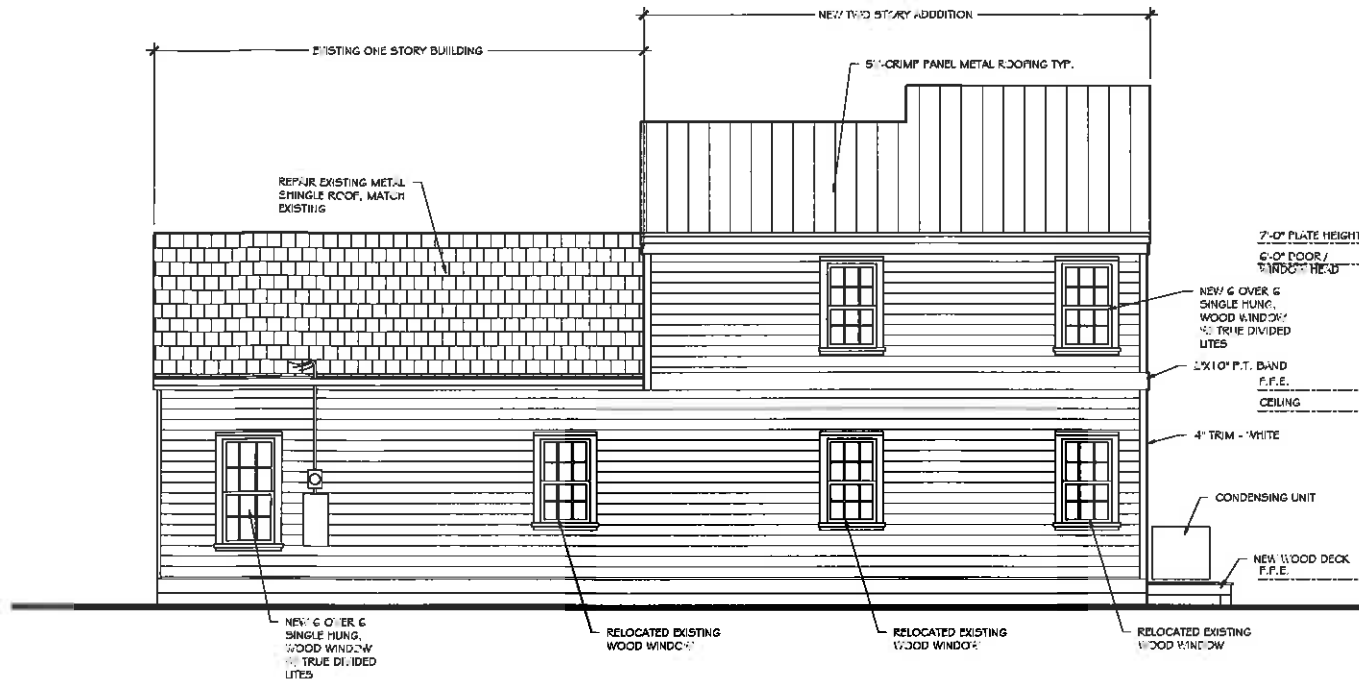
RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046

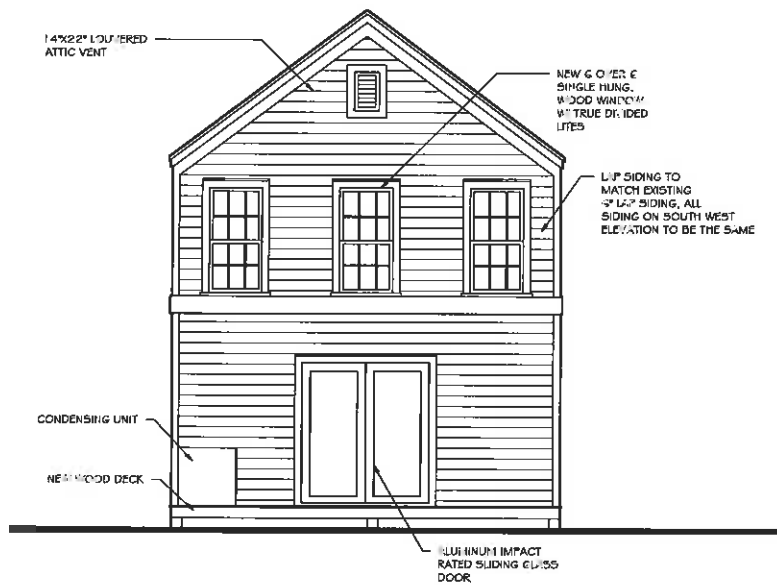
JOB NO.	EKM
DRAWN	PRS
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-2



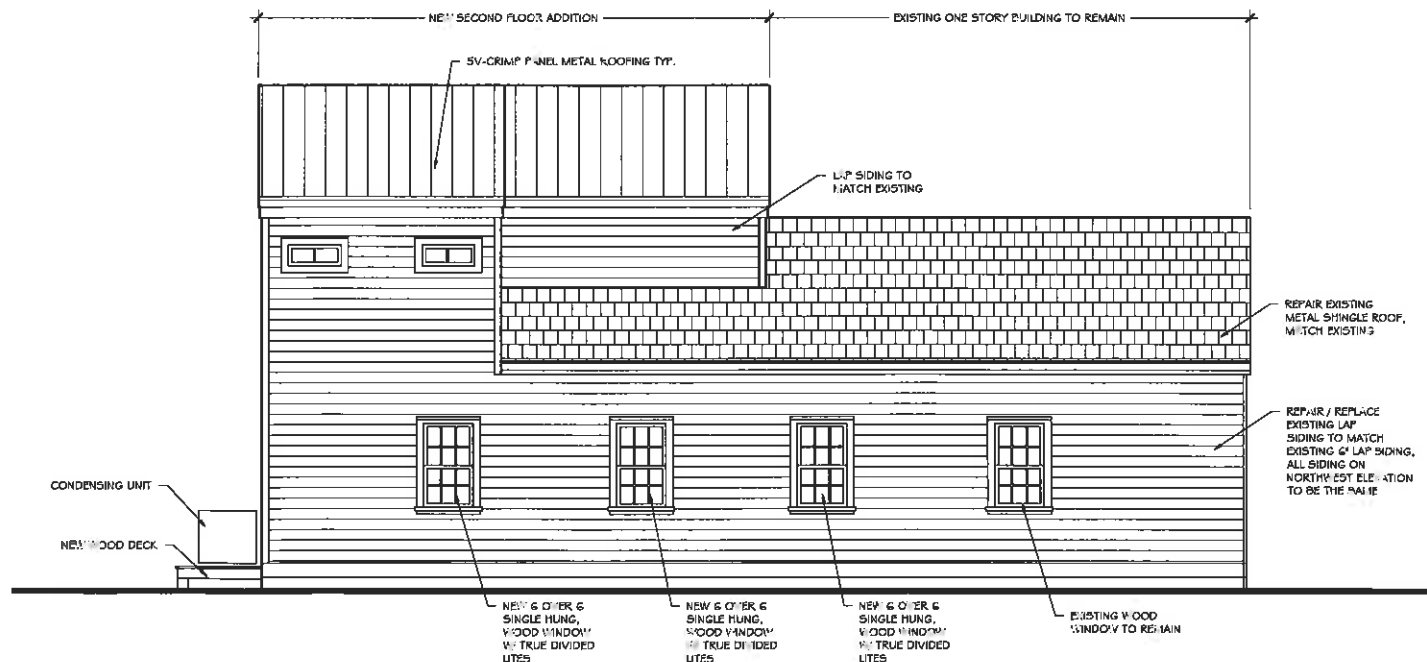
PROPOSED NORTH EAST ELEVATION
SCALE: 1/4"=1'-0"



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



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



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

Z:\1 - PROPOSED\19\Projects\2013\1222 GRINNELL STREET, KEY WEST\DESIGN ELEVATIONS.dwg (PROPOSED ELEVATIONS) (P) (Date: 03/22/2013 - 11:28am) by: ekf

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 KEY WEST OFFICE
 1010 EAST GRINNELL DRIVE, SUITE 400
 KEY WEST, FLORIDA 33040
 TEL: (305) 259-8440 FAX: (305) 259-0049
 TAMPA OFFICE
 3507 EAST THORNTON ROAD, SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 978-1616 FAX: (813) 280-0710

PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 ALLEN PEREZ, P.E.
 Florida P.E. NO. 51488
 March 22, 2013

REVISIONS	ORIGINAL
1	
2	
3	
4	
5	

RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046

JOB NO.	
DRAWN	EKM
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	A-3

Miscellaneous Information

**PLANNING BOARD
RESOLUTION No. 2013-16**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR BUILDING COVERAGE
AND FRONT & SIDE-YARD SETBACK
REQUIREMENTS FOR PROPERTY LOCATED
AT 1222 GRINNELL STREET (RE#00032040-
000000, AK#1032824) IN THE HISTORIC
MEDIUM DENSITY RESIDENTIAL ZONING
DISTRICT, PER SECTION 122-28 SECTION
122-630 (4) a. AND SECTION 122-630 (6) a. & b.
OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-28 Section 122-630 (4) a. and Section 122-630(6) a. & b. of the Code of Ordinances provides that renovations exceeding 66% of the value of the structure requires variances to legal non-conformities, that the maximum building coverage is 40% and the minimum allowed front-yard setback is 10 feet and side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested variances to the proposed building coverage and to the existing and proposed front and side-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 21st, 2013; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist

 Vice Chairman

 Planning Director

which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and



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

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

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

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

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

 Vice Chairman
 Planning Director


WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;


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

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

Section 2. An approval by resolution of the Key West Planning Board for variances for building coverage and front and side-yard setbacks, on property located at 1222 Grinnell Street (RE# 00032040-000000) in the HMDR zoning district per Sections 122-630 (4) a. and 122-600(6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per plans received December 3, 2012 with the following condition:



Vice Chairman



Planning Director


- The building be sprinkled as approved by the Key West Fire Department.

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

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

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

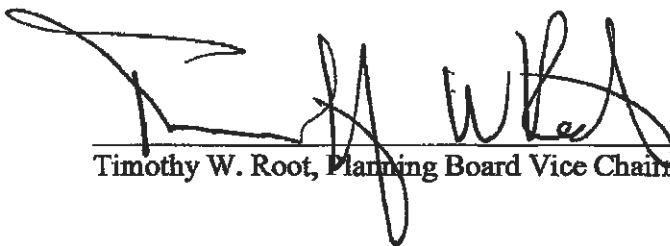
Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

 Vice Chairman
 Planning Director

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of March, 2013.

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




Timothy W. Root, Planning Board Vice Chairman


4/1/13

Date

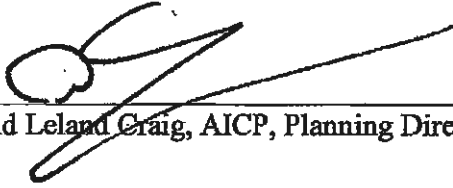
Attest:

**Page 5 of 6
Resolution Number 2013-16**



Vice Chairman


Planning Director

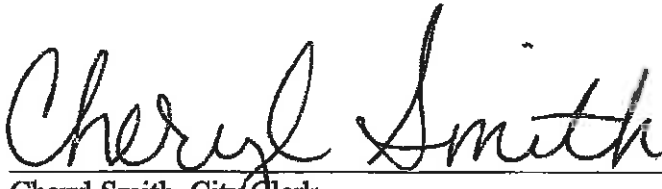


Donald Leland Craig, AICP, Planning Director

3-22-13

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

4-1-2013

Date



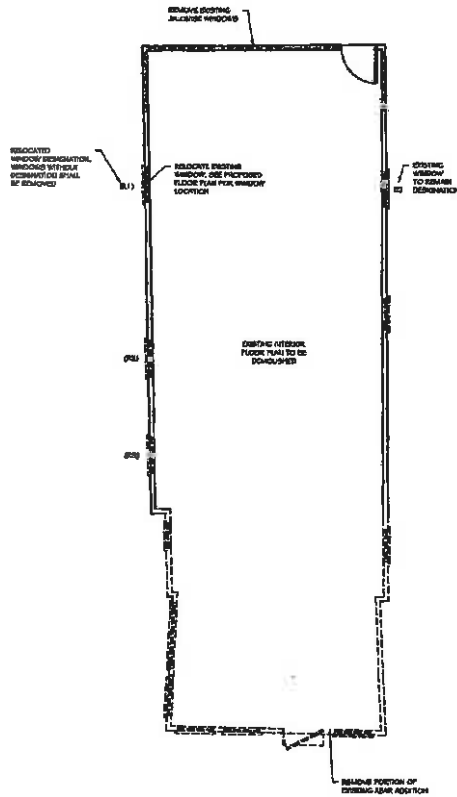
Vice Chairman

Planning Director

DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDOW REQUIREMENTS (ACSE 2c10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
(D)	6'-0" x 8'-0"	SLIDING GLASS	-W-2 / +W-2	PKT INDUSTRIES	-W-2 / +W-2 (I.O.A.# 0000.0)

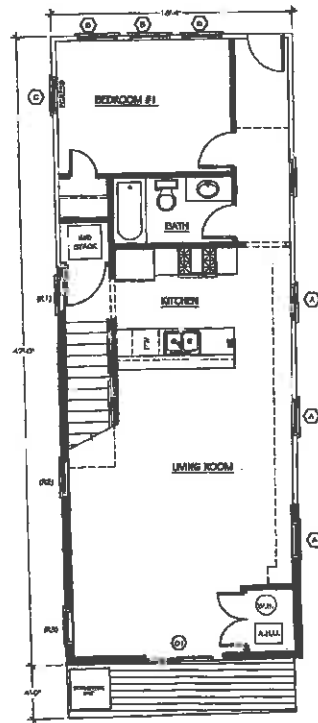
WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
(A)	28" x 48"	SINGLE HUNG	
(B)	42" x 42"	SINGLE HUNG	
(C)	30" x 60"	SINGLE HUNG	
(D)	34" x 30"	SINGLE HUNG	
(E)	30" x 11"	FIXED	

* NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION PERIODIC HISTORIC CONTRIBUTING STRUCTURES



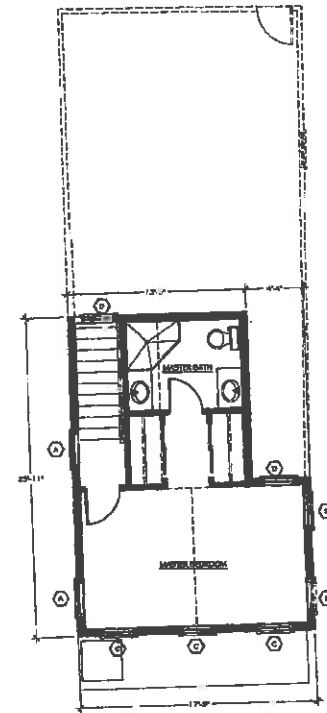
EXISTING FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

Seatech Inc.
 800 CRANE BOULEVARD
 SUITE 100 KEY WEST, FLORIDA
 (305) 294-9993
 C.A. #25884

SCALE: 1/4" = 1'-0"
 P. 1/2" = 1'-0"

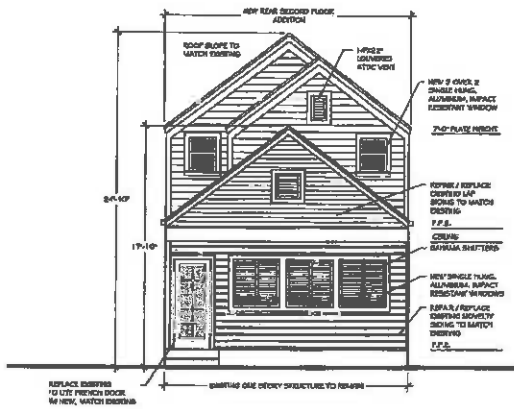
RENOVATIONS
 1225 GRINNELL STREET
 KEY WEST, FLORIDA

REVISIONS
 JOB:
 ISSUE DATE: 11-29-18
 DRAWN: BJD

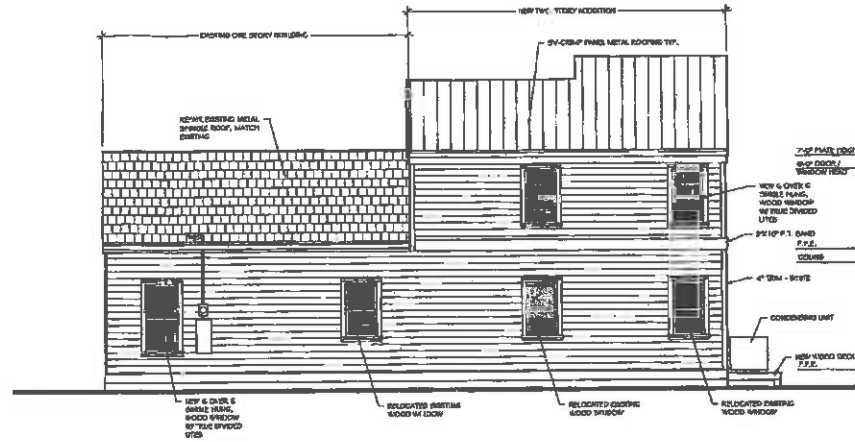
A-1

Red

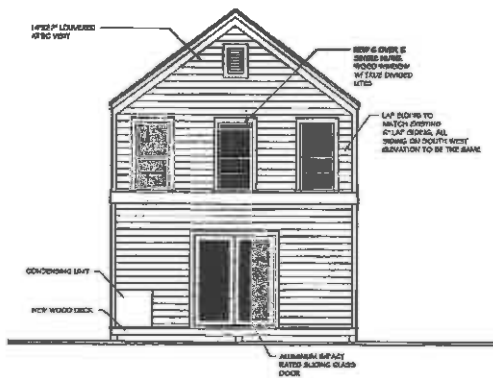
DC



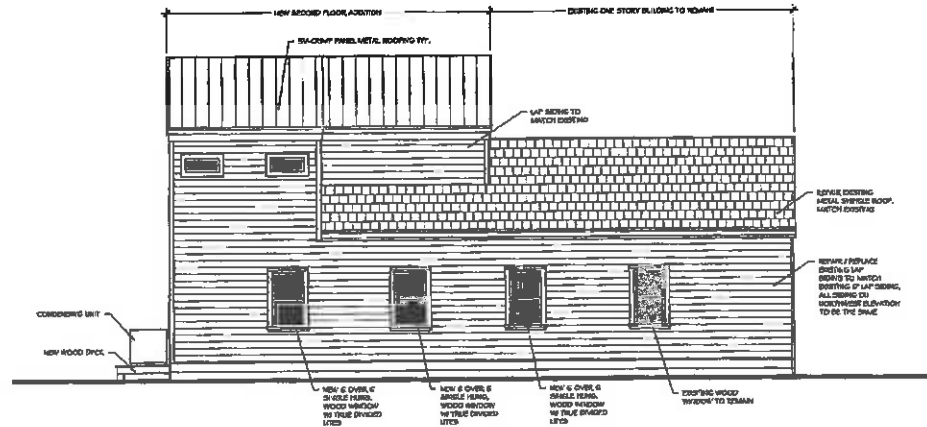
PROPOSED NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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

Scatchco Inc.
1300 GRIMM BOULEVARDE
SUWANEE, FLORIDA
(305) 234-8883
C.A. 222984

PALLA BISHOP
P.E. ARCH. DATE:

RENOVATIONS
1222 GRINNELL STREET
KEY WEST, FLORIDA

REVISIONS

JOB:

ISSUE DATE: 11-28-13

DRAWN: BSM

AK

9C

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 9, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATE AND REPAIR EXISTING ONE STORY BUILDING.
REMOVE PORTION OF EXISTING REAR ADDITION AND
CONSTRUCT NEW TWO STORY ADDITION AT REAR.**

FOR- #1222 GRINNELL STREET

Applicant- Perez Engineering and Development Inc. Application # H13-01-418

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

**Property Appraiser
Information**

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

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

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

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

Alternate Key: 1032824 Parcel ID: 00032040-000000

Ownership Details

Mailing Address:

HAUCK PATRICIA ANN TRUST AGREEMENT 2/9/2004
PO BOX 168
MILLERSPORT, OH 43046-0168

All Owners:

HAUCK CHESTER J, HAUCK JONATHAN M T/C, HAUCK
PATRICIA ANN TRUST AGREEMENT 2/9/2004

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

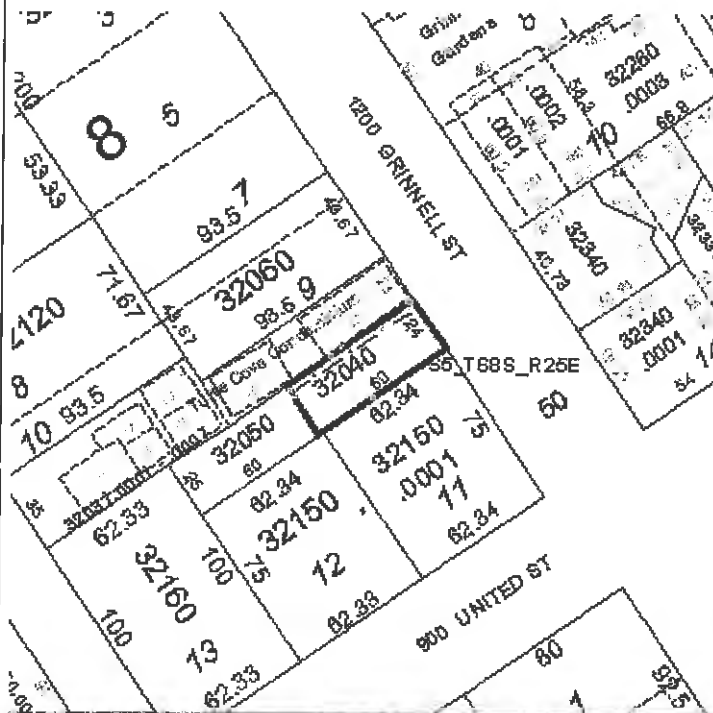
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1222 GRINNELL ST KEY WEST

Legal Description: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13 OR162-549-550 OR2177-2424/25 OR2596-1341/44

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	64	1,536.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 812
 Year Built: 1918

Building 1 Details

Building Type R1
 Effective Age 94
 Year Built 1918
 Functional Obs 0

Condition P
 Perimeter 128
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 85
 Grnd Floor Area 812

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

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

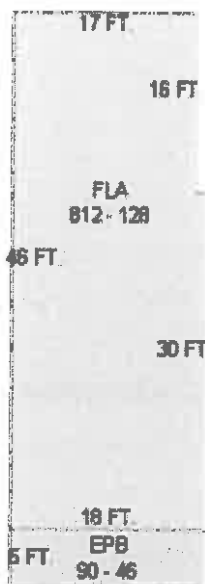
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 1

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	812
2	<u>EPB</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	90

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	71,878	0	133,754	205,632	205,632	0	205,632
2011	70,772	0	144,133	214,905	214,905	0	214,905
2010	71,878	0	122,838	194,716	194,716	25,000	169,716
2009	80,202	0	157,198	237,400	237,400	25,000	212,400
2008	70,397	0	274,744	345,141	339,664	25,000	314,664
2007	111,760	0	213,120	324,880	324,666	25,000	299,666
2006	193,658	0	122,880	316,538	316,538	25,000	291,538
2005	139,019	0	130,560	269,579	269,579	0	269,579
2004	109,740	0	95,232	204,972	204,972	0	204,972
2003	88,530	0	35,328	123,858	123,858	0	123,858
2002	72,089	0	35,328	107,417	107,417	0	107,417
2001	61,093	0	35,328	96,421	96,421	0	96,421
2000	61,826	0	26,112	87,938	87,938	0	87,938
1999	67,262	0	19,584	86,846	86,846	0	86,846
1998	58,188	0	25,344	83,532	83,532	0	83,532
1997	55,763	0	23,040	78,804	78,804	0	78,804
1996	41,217	0	23,040	64,257	64,257	0	64,257
1995	29,821	0	23,040	52,861	52,861	0	52,861
1994	26,670	0	23,040	49,710	49,710	0	49,710
1993	26,876	0	23,040	49,916	49,916	0	49,916
1992	26,876	0	23,040	49,916	49,916	0	49,916
1991	26,876	0	23,040	49,916	49,916	0	49,916
1990	27,749	0	15,744	43,493	43,493	0	43,493
1989	16,171	0	15,360	31,531	31,531	0	31,531
1988	14,164	0	12,288	26,452	26,452	0	26,452
1987	13,994	0	8,294	22,288	22,288	0	22,288
1986	14,070	0	8,294	22,364	22,364	0	22,364
1985	13,666	0	5,530	19,196	19,196	0	19,196
1984	12,743	0	5,530	18,273	18,273	0	18,273
1983	12,743	0	5,530	18,273	18,273	0	18,273
1982	13,006	0	4,792	17,798	17,798	0	17,798

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
10/10/2012	2596 / 1341	100,000	WD	38

This page has been visited 43,252 times.

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