

Staff Report

- 2 Remove part of existing carport that encroaches Condominium Association property- **#514 Emma Street- Denis Savoie- TAMPOA (H11-01-1557)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for a partial demolition of a carport. Neither the carport nor the main house are listed in the surveys. The property is located in the Truman Annex and according to the Property Appraiser's records the house and the carport were built in 1995. The front part of the carport was built over the Truman Annex Master Property Owners Association's common property. The applicant wants to correct this by demolishing the encroaching front part of the carport. There are no Sanborn maps for that area in town since it used to be part of military property.

It is staff's belief that the existing carport can not be considered on a near future to be deemed contributing to the historic district. It is staff's belief that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Chapter 102 Section 218 of the LDR's.

Application



CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-1001557

OWNER NAME: STEPHEN PORTER

DATE: 11/15/11

OWNERS ADDRESS: 514 EMMA ST

PHONE #: 294-8594

APPLICANT'S NAME: DENIS SAUDIE

PHONE #: 304-1370

APPLICANT'S ADDRESS: 1720 SOUTH ST

ADDRESS OF CONSTRUCTION: 514 EMMA ST (TRUMAN AVENUE) # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
CARPORCH, REMOVE 32" OF EXISTING CARPORCH, TO CLEAR TAMPA PROPERTY LINE.

RECEIVED
 NOV 17 2011
 By _____

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 s. 775.083

This application for Certificate of Appropriateness must precede applications for building 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.

REQUIRED SUBMITTALS

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
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: \$ _____

Date: 11/17/11
 Applicant Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

✓ 12/13 reading

Denied

Deferred

Reason for Deferral or Denial:

12/14/11 - 1st reading approved for demolition permit.

HARC Comments:

Not listed in the survey. / no built back.
Ordinance for demolition.

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

Date: 12/14/11

Signature: [Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 20, 2011

Mr. Denis Savoie
#1720 South Street
Key West, Florida 33040

**RE: REMOVE PART OF EXISTING CARPORT THAT ENCROACHES
CONDOMINIUM ASSOCIATION PROPERTY
FOR: #514 EMMA STREET - HARC APPLICATION # H11-01-1557
KEY WEST HISTORIC DISTRICT**


Dear Mr. Savoie:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for the proposed demolition for the above mentioned project on the public hearing held on Wednesday, December 14, 2011. The Commissioners motioned to approve your application based on the submitted plans and Mr. Porter presentation.

Because this project includes a demolition request, a second reading will take place on Wednesday, December 28, 2011, 6:00 pm at Old City Hall, 510 Greene Street.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

THE TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCIATION, INC.

201 Front Street, Suite 103 Key West, Florida 33040
305/296-0556 305/293-0251 facsimile www.tampo.com

November 29, 2011

Stephen G. & Frances G. Porter
375 Roslyn Road
Winston Salem, NC 27104

VIA EMAIL: [spoter1@triad.rr.com](mailto:sporter1@triad.rr.com)

Re: Existing Encroachment

Dear Steve and Frances:

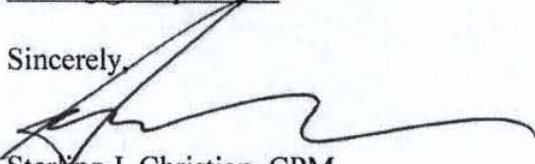
This letter is to confirm that the TAMPOA Board of Directors has specified that the existing common area property encroachments of your rear fence and carport are located within areas that are property of the Association per the enclosed survey: a strip of land that is an extension of a planted roadway border (2.10' x 41.41').

The Board of Directors has been sympathetic to your, and prior owners, situation in reference to the location of the fence and carport and allowed for the improvements to remain in their present location on TAMPOA property with the understanding that you, and prior owners, will indemnify and hold TAMPOA harmless for any adverse occurrence resulting from the location of said improvements; you will continue to be responsible for properly maintaining; and insuring the improvements.

However, now that you plan to alter the above referenced improvements, you have agreed to relocate them within your property boundary. TAMPOA supports and approves of your decision to remove these improvements from the Association's property.

Should you have any questions please do not hesitate to give me a call or contact me via e-mail at sterling@tampo.com.

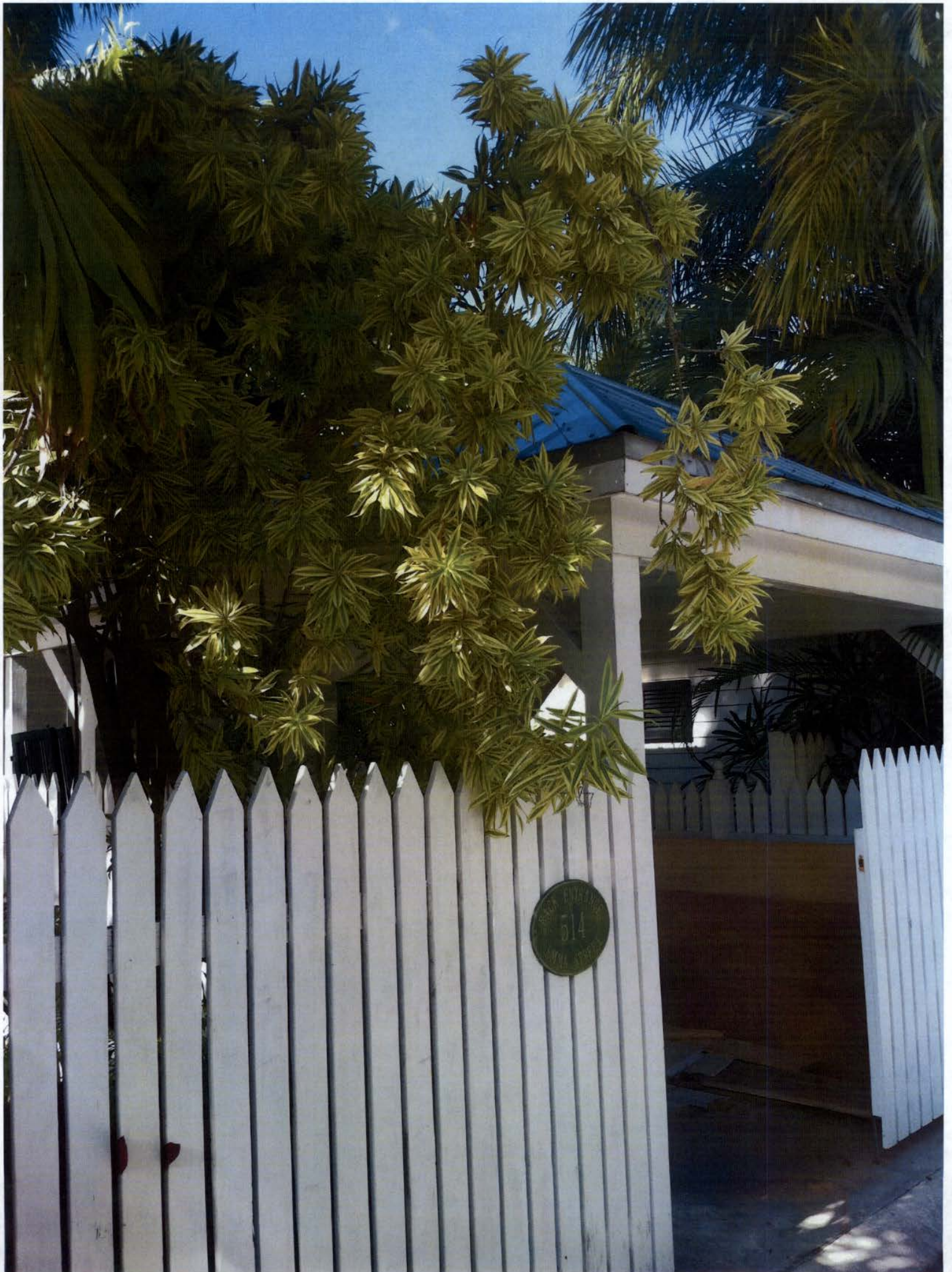
Sincerely,


Sterling J. Christian, CPM
Operations Director

cc: Enid Torregrosa
HARC Planner
Historical Architectural Review Commission
3140 Flagler Avenue
Key West FL 33040

VIA EMAIL: etorregr@keywestcity.com

Project Photos





Survey

P.O.C.
 Intersection of the Southwesterly
 R/W Line of Thomas Street &
 Northwesterly R/W Line of Angela
 Street. Found Alum. Disc. in conc.
 P.L.S. No. 928.

THOMAS STREET

Southwesterly R/W line

N 33°59'24" W

454.76'

PORTER LANE

41.41'

fence & carport
 2.1' over
 conc. curb (S 34°00'09" E 41.41' D.)

15.00'
 41.41' m.
 17.30'

fence & carport
 on line

10.70'

Frame Shed

4.80'

TILE PATIO

wood deck

Balcony

2.95'

N 55°59'51" E 100.00' m.

wood fence, on line

39.81'

N 55°59'51" E

2.95'

5' cov'd. Porch

1.45'

23.80'

Pool Pump

6.20'

5.80'

2.5'

wood fence, 0.10' clear

wood

10.78'

12.75'

10.78'

S 55°59'51" W 100.00' m.

(S 55°59'51" W 100.00' D.)

N 34°00'09" W

225.09' m.

225.09' d.

sidewalk

P.O.B.

6'

conc. N 34°00'09" W 41.41' m.

(N 34°00'09" W 41.41' D.)

7' GRASS PLANTER

25.00'

2' concrete curb & gutter

EMMA STREET

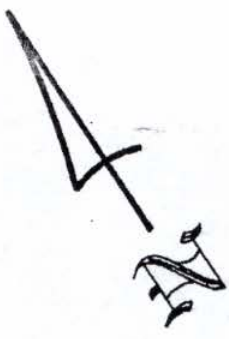
377.01'
 SOUTHARD STREET

Northwesterly R/W line

S 55°57'21" W

ANGELA STREET

FLEMING STREET



R=25.00'
 A=39.29'
 Δ=90°02'30"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., December 14, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVE PART OF EXISTING CARPORT THAT ENCROACHES TAMPOA CONDOMINIUM ASSOCIATION PROPERTY

#514 EMMA STREET

Applicants- Denis Savoy- TAMPOA Sterling Christian - Application # H11-01-1557

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared STEPHEN G. PORTER, 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: 514 Emma St., Key West, FL 33040 on the 6 day of December, 2011.

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 December 14, 2011.

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 H11-01-1557

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

Signed Name of Affiant:

Stephen G. Porter

Date: 12-7-2011

Address: 514 Emma St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 7th day of December, 2011.

By (Print name of Affiant) STEPHEN G. PORTER who is personally known to me or has produced DRIVERS License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: 2015



Photos emailed to E Torregrosa

George Johnston
Commissioner of Motor Vehicles

DRIVER LICENSE 2194668



STEPHEN GOODWIN PORTER
375 ROSLYN RD
WINSTON SALEM NC 27104-1933

class: C and/or: None restr: None
issued: 03-12-2007 expires: 02-08-2012
sex: M ht: 5-10 eyes: HAZ hair: BLD race:

birthdate: 02-08-1947

Stephen Goodwin Porter

NC DMV



photo-8

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 8862156 Parcel ID: 00010120-000225

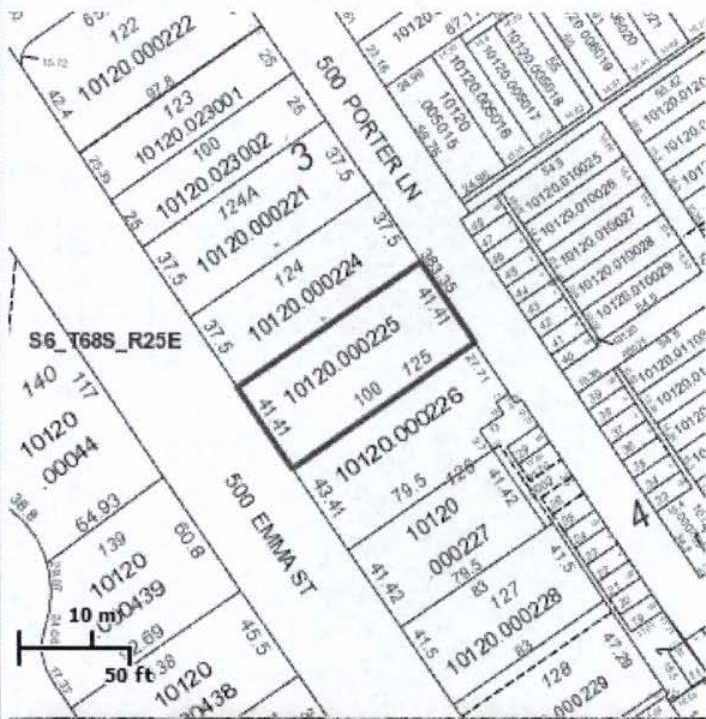
Ownership Details

Mailing Address:
PORTER STEPHEN G AND FRANCES G
375 ROSLYN RD
WINSTON SALEM, NC 27104-1933

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 514 EMMA ST KEY WEST
Legal Description: KW PT LOT 3 SQR 52 (A/K/A PT LOT 125) .095 AC OR1343-701/04 OR1476-243/44 OR2032-788/90 OR2534-1649/51

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	100	4,141.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1920
Year Built: 1997

Building 1 Details

Building Type R1
Effective Age 8
Year Built 1997
Functional Obs 0

Condition A
Perimeter 256
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 7
Grnd Floor Area 1,920

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

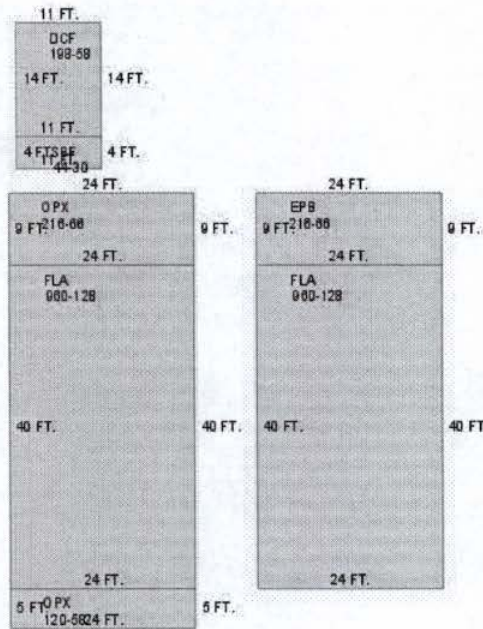
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC PILINGS
Bedrooms 3

Extra Features:

2 Fix Bath 1
3 Fix Bath -1
4 Fix Bath 2
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	FLA	10:CUSTOM	1	1995	N	Y	0.00	0.00	960
2	OPX	10:CUSTOM	1	1995	N	Y	0.00	0.00	120
3	OPX	10:CUSTOM	1	1995	N	Y	0.00	0.00	216
5	FLA	10:CUSTOM	1	1995	N	Y	0.00	0.00	960
6	EPB	10:CUSTOM	1	2000	N	Y	0.00	0.00	216
8	DCF	10:CUSTOM	1	1995	N	Y	0.00	0.00	198

9	SBF	10:CUSTOM	1	1990	N	Y	0.00	0.00	44
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	646 SF	0	0	1994	1995	2	30
2	PT5:TILE PATIO	800 SF	0	0	1994	1995	4	50
3	PT3:PATIO	48 SF	0	0	1994	1995	2	50
4	PT2:BRICK PATIO	360 SF	0	0	1994	1995	2	50
5	PO4:RES POOL	143 SF	11	13	1994	1995	5	50
6	WF2:WATER FEATURE	1 UT	0	0	1994	1995	1	20

Appraiser Notes

2004-05-19 ASKING \$2,130,000 3/3 =SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B950094	01/01/1995	02/01/1995	1,000		AUGER PILES
1	B950144	01/01/1995	02/01/1995	150,000	Residential	2 STRY SFR W/CP & DECK
	B950194	01/01/1995	02/01/1995	6,215		PLUMBING
	E950241	01/01/1995	02/01/1995	3,600		ELECTRICAL
	A950335	01/01/1995	02/01/1995	5,990		15 SQS METAL ROOFING
	M950343	01/01/1995	02/01/1995	3,900		4 TON AC
	B950559	02/01/1995	05/01/1995	13,000		11X13 POOL/715 CONC. DECK
	B951095	04/01/1995	05/01/1995	2,000		800 SF CERAMIC TILE

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
2011	323,260	20,118	1,003,497	1,346,875	1,346,875	0	1,346,875
2010	326,698	20,705	918,004	1,265,407	1,265,407	0	1,265,407
2009	362,788	21,291	871,036	1,255,115	1,255,115	0	1,255,115
2008	339,908	21,901	1,304,415	1,666,224	1,666,224	0	1,666,224
2007	404,014	19,636	1,221,595	1,645,245	1,645,245	0	1,645,245
2006	1,662,944	20,323	496,920	2,180,187	2,180,187	0	2,180,187
2005	1,313,153	21,032	455,510	1,789,695	1,789,695	0	1,789,695
2004	587,108	21,720	387,184	996,012	665,990	25,000	640,990
2003	507,127	22,407	310,575	840,109	653,573	25,000	628,573

2002	643,568	23,116	186,345	853,029	638,255	25,000	613,255
2001	584,292	23,803	186,345	794,440	628,204	25,000	603,204
2000	467,636	15,485	132,512	615,633	583,684	25,000	558,684
1999	421,509	14,318	132,512	568,339	568,339	25,000	543,339
1998	334,026	11,611	132,512	478,149	478,149	0	478,149
1997	288,839	10,464	103,525	402,827	402,827	0	402,827
1996	257,613	9,555	103,525	370,693	370,693	0	370,693
1995	0	0	93,173	93,173	93,173	0	93,173

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
9/19/2011	2534 / 1649	1,550,000	WD	01
7/23/2004	2032 / 0788	2,025,000	WD	Q
9/1/1997	1476 / 0243	650,000	WD	Q
2/1/1995	1343 / 0701	391,500	WD	V

This page has been visited 8,078 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176