



Historic Architectural Review Commission Staff Report for Item 4

To: Acting Chairman Greg Oropeza and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 28, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0003

Address: 10 Lowes Lane

Description of Work

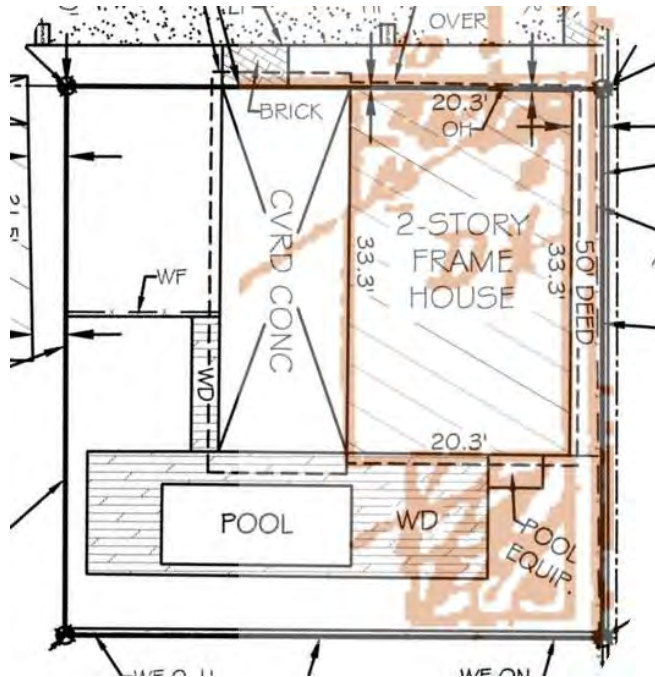
Renovations to existing house. New side addition. New pool deck and site improvements.

Site Facts

The building under review is an altered contributing resource to the historic district. Built circa 1910, the one and a half-story frame house still possesses its original footprint. Alterations include the enclosure of the full front porch, and addition of a dormer on the east side of the roof and an attached carport on the west side of the house.



The house under review circa 1965.



Current survey and 1962 Sanborn Map



Front elevation

Guidelines Cited on Review

- Entrances, porches and doors (pages 32-33), specifically guideline 7.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, 23, 26, 30, 32 and 33.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 5, 12, 13, 18, 22, 23, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1.

Staff Analysis

A Certificate of Appropriateness under review is for renovations to a historic house, which includes the reconstruction of the front porch, which is completely enclosed. The new front porch will have three bays, as the one depicted in the circa 1965 photograph, and all components will be wood. The plan also depicts a new one-story addition that will replace an existing side attached structure. The new addition will differ from the existing one in roof forms and setbacks, having the new addition a 10' setback from front property line. The addition will have a small bump-out on the rear west side to accommodate parts of a full bathroom. The new addition will have wood lap siding, aluminum impact windows and 5 v-crimp metal roofing system.

A pool deck is proposed behind the house and the addition and will not be visible from the street.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design conforms with cited guidelines. The new proposed porch was designed based on the circa 1965 photograph that depicts the character defining feature as a 3 bay porch. Although the side addition is larger than 30% of the floor area of the main house, it is replacing an existing addition. The scale, mass and proportions of the new addition are in keeping with similar land use structures within the area and the addition will not overshadow the existing historic house. The proposed pool deck will be at the rear and behind the house.

APPLICATION

RECEIVED
JAN 24 2023
BY: *TK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2023-0003</i>	REVISION #	INITIAL & DATE <i>TAK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

10 Lowes Ln, Key West, FL 33040	
Darek Lyzwinski	PHONE NUMBER 305-304-4412
10 Lowes Ln, Key West, FL	EMAIL lyzwinskil@aol.com
Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
<i>Serge Mashtakov</i>	DATE 01/24/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Remodeling with opening of previously enclosed front porch. Side addition. Pool Deck
MAIN BUILDING: Demolition of the non historic carport addition. Restoration of the historic porch
Replacement of all doors and windows, siding repairs
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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):	
PAVERS: HARC approved concrete pavers	FENCES: Wood Picket Fences
DECKS: Wood frame rear composite decking, pool deck.	PAINTING: White paint or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No major grading is proposed.	Existing Pool to Remain
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # # 2023-0003	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	10 Lowes Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	Darek Lyzwinski
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*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 a final inspection is 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	<i>Darek Lyzwinski</i>	DAREK LYZWINSKI	JAN 24 2023
			DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the non-historic low pitched carport roof, demo of the non-historic front porch enclosure, part of rear wall for new sliding door installation.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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
(2) Or explain how the building or structure meets the criteria below:
(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.
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) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Front porch enclosure, carport roof and rear wall are not an important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

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.

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

Not associated with events of local, state nor national history.

(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.

No significant character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Does not portray the environment in an era of history.

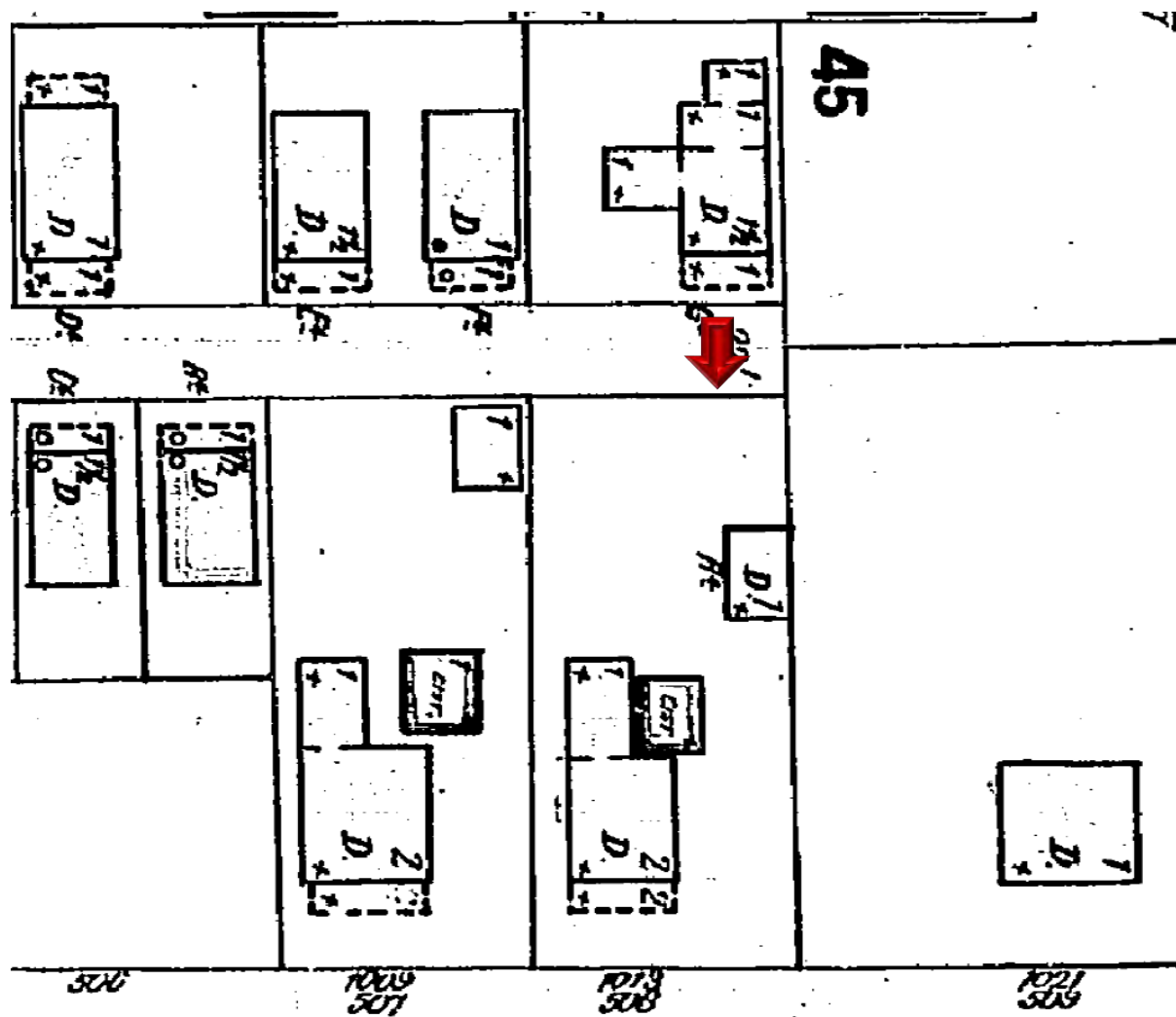
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

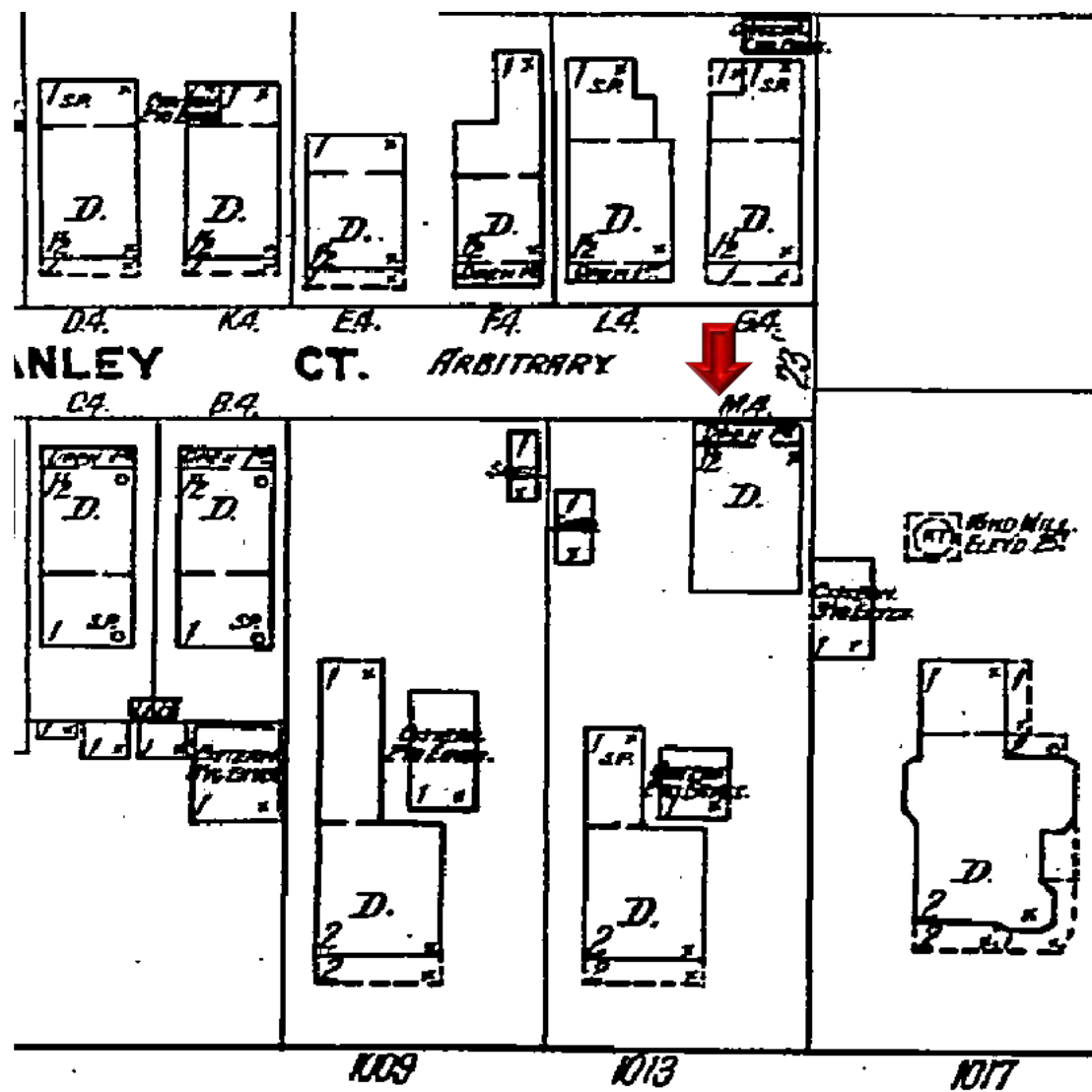
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

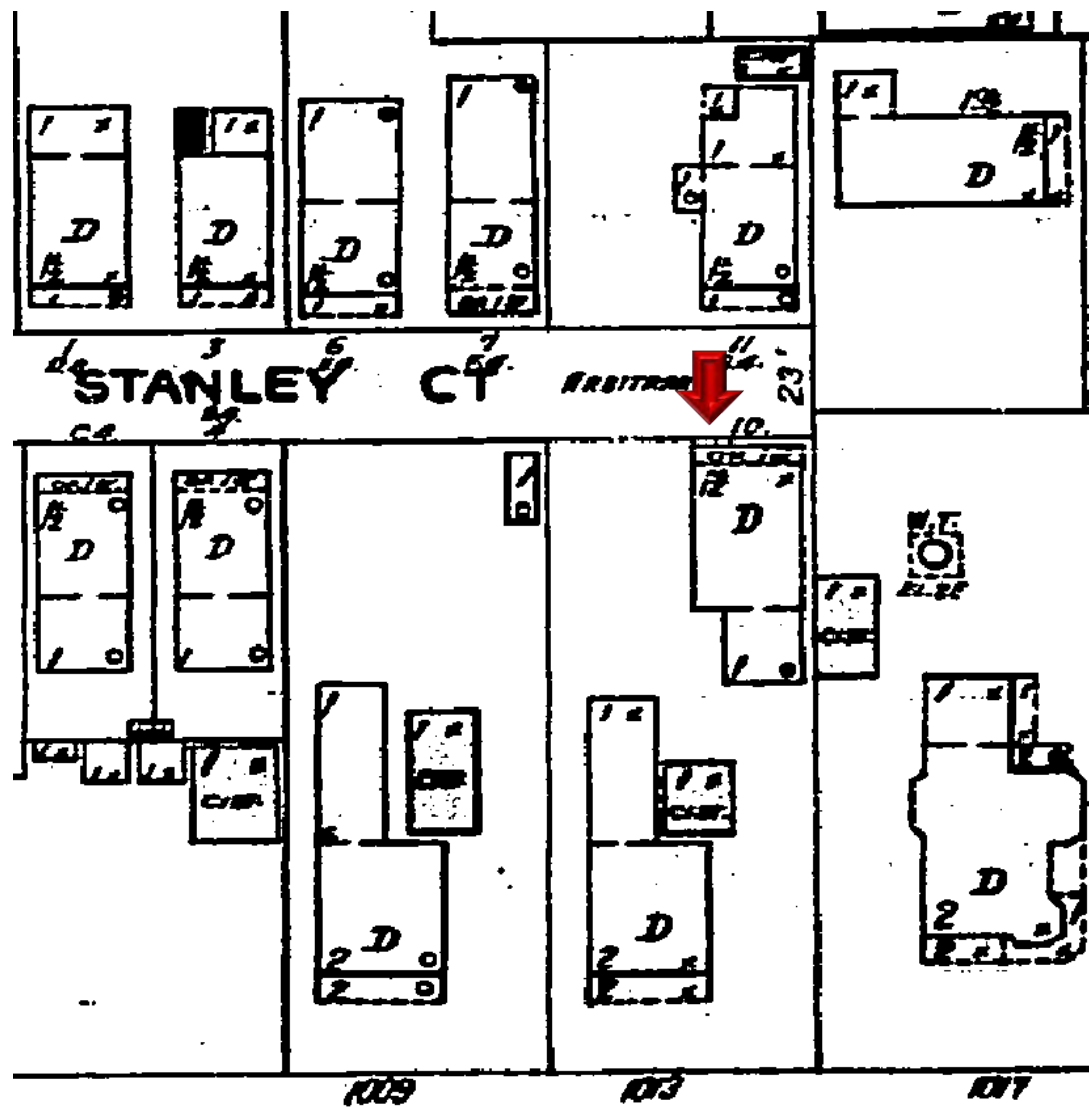
SANBORN MAPS



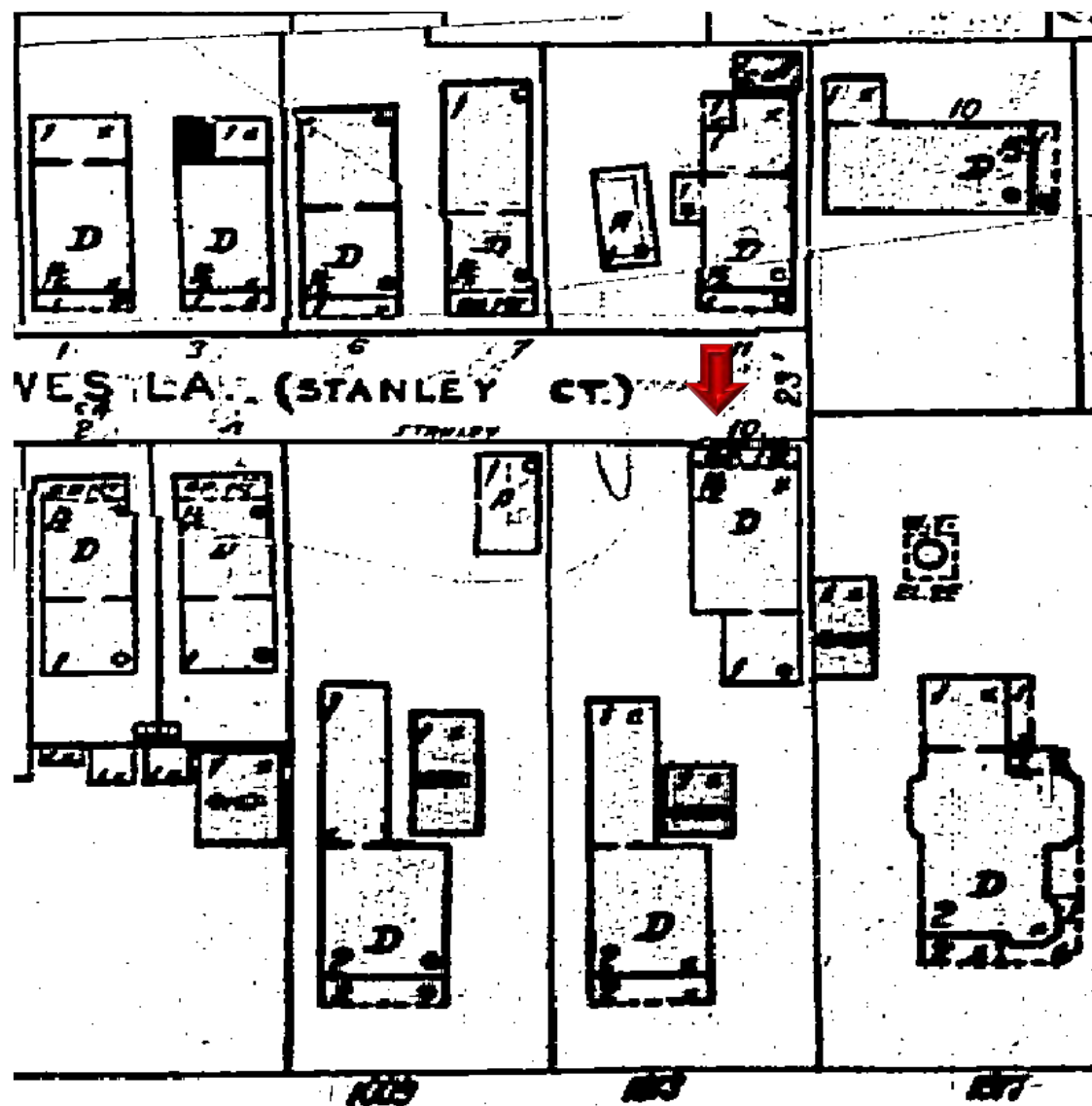
Sanborn map 1899



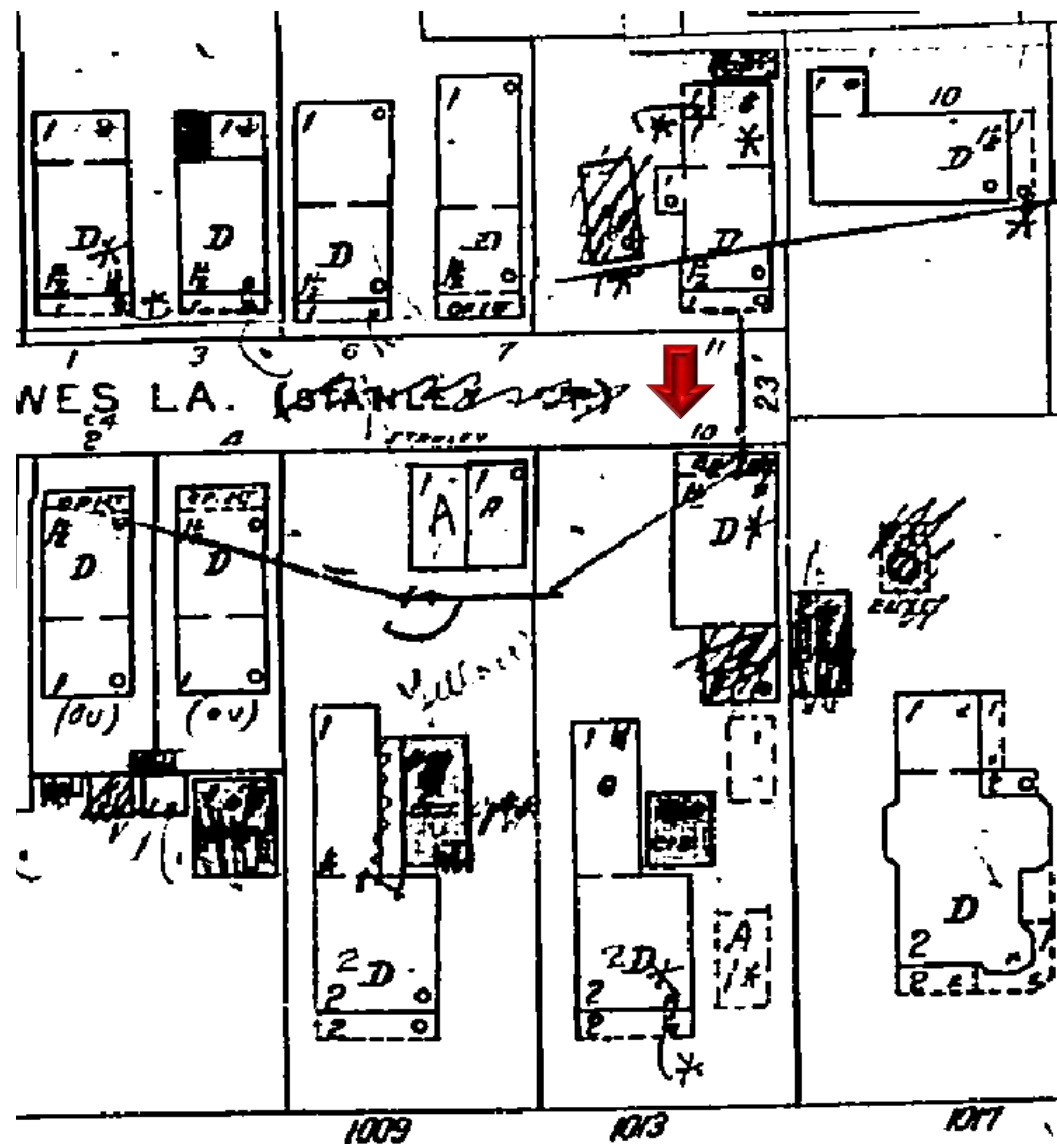
Sanborn map 1912



Sanborn map 1926

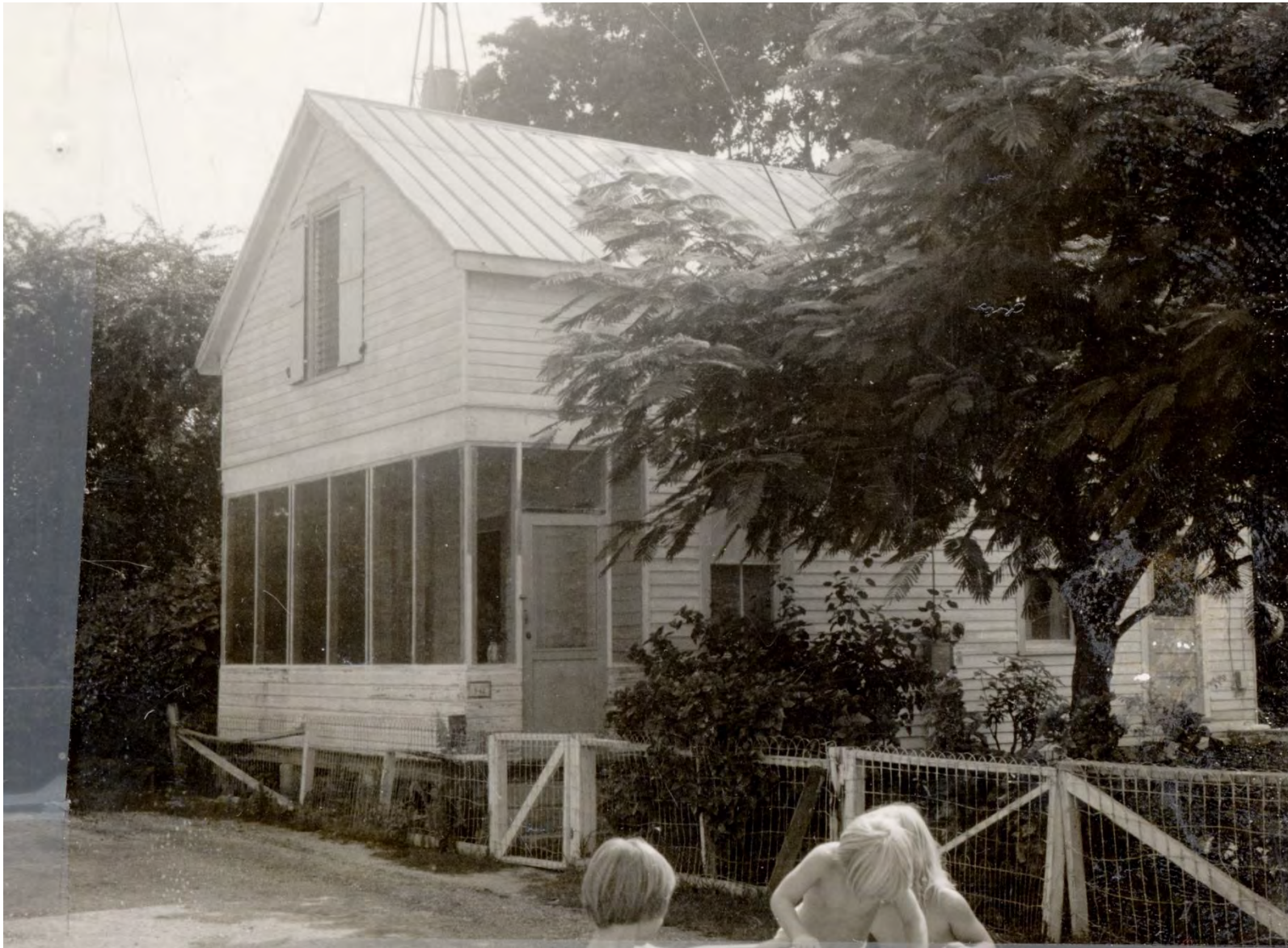


Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS



10 Lowes Lane circa 1962. Monroe County Library.



EXISTING CONDITIONS
FRONT ELEVATION



EXISTING CONDITIONS
REAR ELEVATION



EXISTING CONDITIONS
RIGHT SIDE ELEVATION



EXISTING CONDITIONS
LEFT SIDE ELEVATION

SURVEY

MAP OF BOUNDARY SURVEY

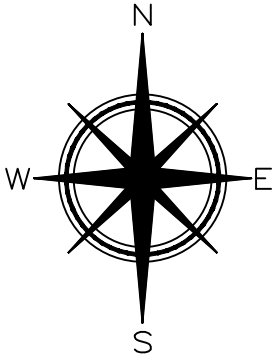
BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE NWLY R/W LINE
OF SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

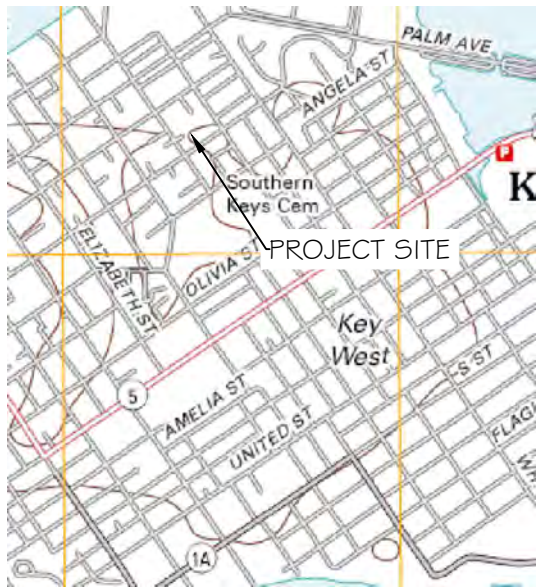
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
10 LOWE LANE
KEY WEST, FL 33040

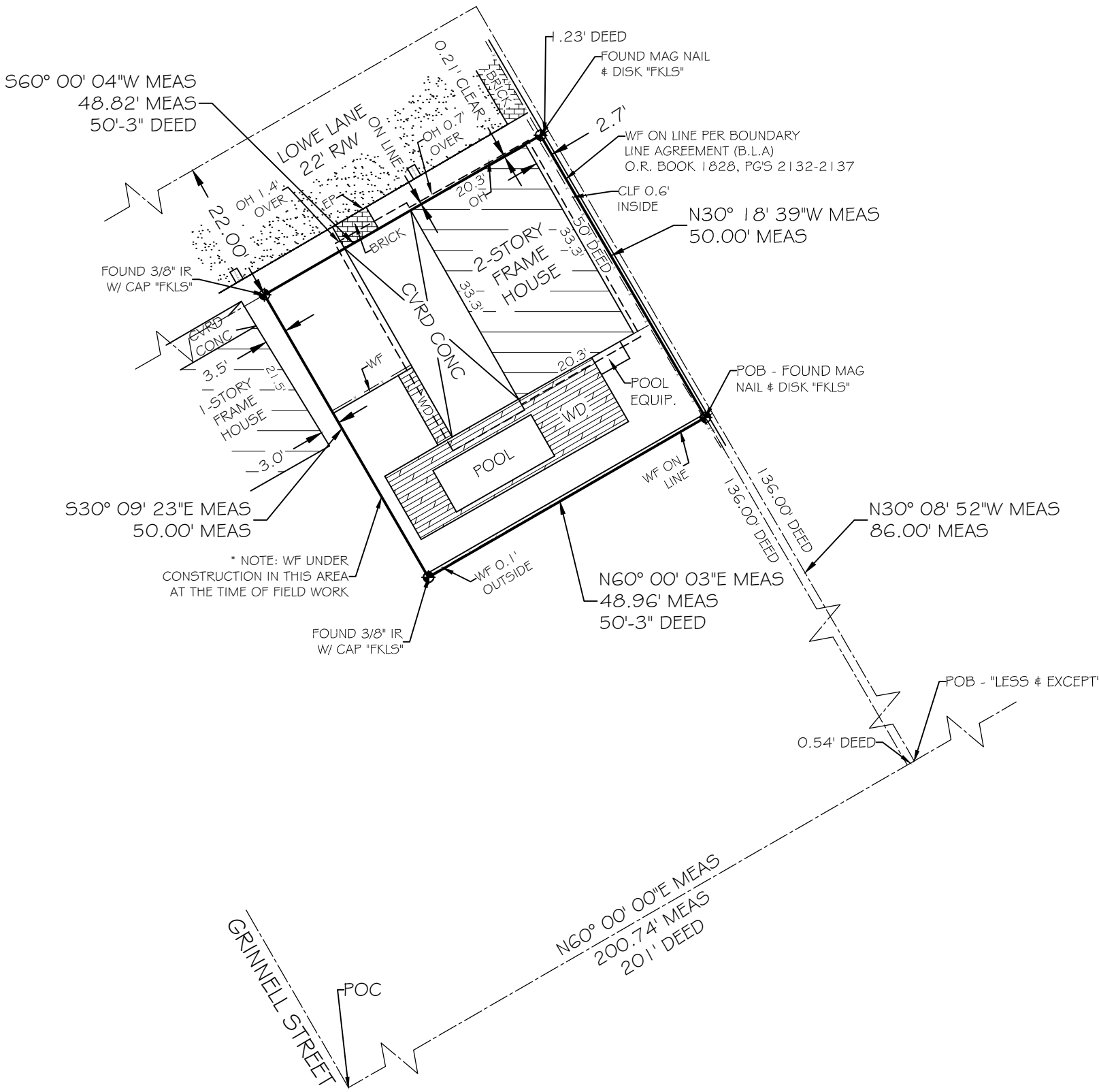
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6



ASSUMED



LOCATION MAP - NTS
SEC. 06-T685-R25E



REVISION (1) - 06/27/2022 - REVISED LEGAL DESCRIPTION PER TITLE COMMITMENT SUPPLIED TO FKL5

LEGAL DESCRIPTION -

On the Island of Key West and is part of Lot Number Eight (8) of subdivision of Square Forty-five (45) according to the plan of said subdivision of Square Forty-five (45) filed in the Clerk's Office of Monroe County, Florida, and recorded in the records of said County in Book "N", Page 235, on the 10th day of August, A.D. 1885, described by metes and bounds as follows:
Commencing two hundred one (201) feet from the corner of Southard and Grinnell Streets and run thence at right angles to Southard Street and in a Northwesterly direction eighty-six (86) feet and establish a point of beginning for the land herein described. From said point of beginning run Northwesterly and parallel with Grinnell Street a distance of fifty (50) feet to an alley; thence run at right angles and along said alley in a Southwesterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches; thence run at right angles in a Southeasterly direction and parallel with Grinnell Street a distance of fifty (50) feet; thence run at right angles in a Northeasterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches back to the point of beginning.
LESS AND EXCEPT the Northwesterly fifty (50) feet of the following described parcel of land to wit:
A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot Four (4), in Square Forty-Five (45), said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SWly right of way line of Frances Street and the NWly right of way line of Southard Street and run thence SWly along the NWly right of way line of the said Southard Street for a distance of 201.00 feet to the Point of Beginning; thence NWly and at right angles for a distance of 136.00 feet to the SEly right of way line of Lowe Lane; thence SWly and at right angles and along the SEly right of way line of the said Lowe Lane for a distance of 1.23 feet; thence SEly with a deflection angle of 90°17'29" to the left and along the centerline of an existing wood fence, and extension thereof, for a distance of 136.00 feet to the NWly right of way line of the said Southard Street; thence NEly and along the NWly right of way line of the said Southard Street for a distance of 0.54 feet back to the Point of Beginning..

CERTIFIED TO -

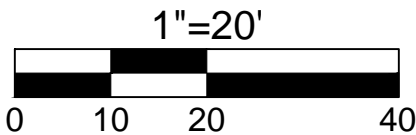
Darek Lyzwinsky;
Keys Federal Credit Union, ISAQA;
Spottswood, Spottswood, Spottswood & Sterling PLLC
Chicago Title Insurance Company;
Fidelity National Title Insurance Company;

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	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 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	R/W = RIGHT OF WAY LINE
CLF = 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
COP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WL = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WM = WOOD LANDING
FI = FIRE HYDRANT	PCF = PERMANENT CONTROL POINT	WM = WATER METER
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WPF = WOOD POWER POLE
FND = FOUND	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE		WV = WATER VALVE
FOL = FENCE ON LINE		

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ☼ - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE
- ☒ - WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'

FIELD WORK DATE: 06/22/2022

MAP DATE: 06/27/2022

REVISION DATE: XX/XX/XX

SHEET 1 OF 1

DRAWN BY: MPB

JOB NO.: 22-172

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-17, 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, #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

TOTAL AREA = 2,444.54 SQFT ±

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 10 LOWES LN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
10 LOWES LANE,
KEY WEST, FL 33040

CLIENT:
DAREK LYZWINSKI

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL			
SIGNATURE:			
DATE:			
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			

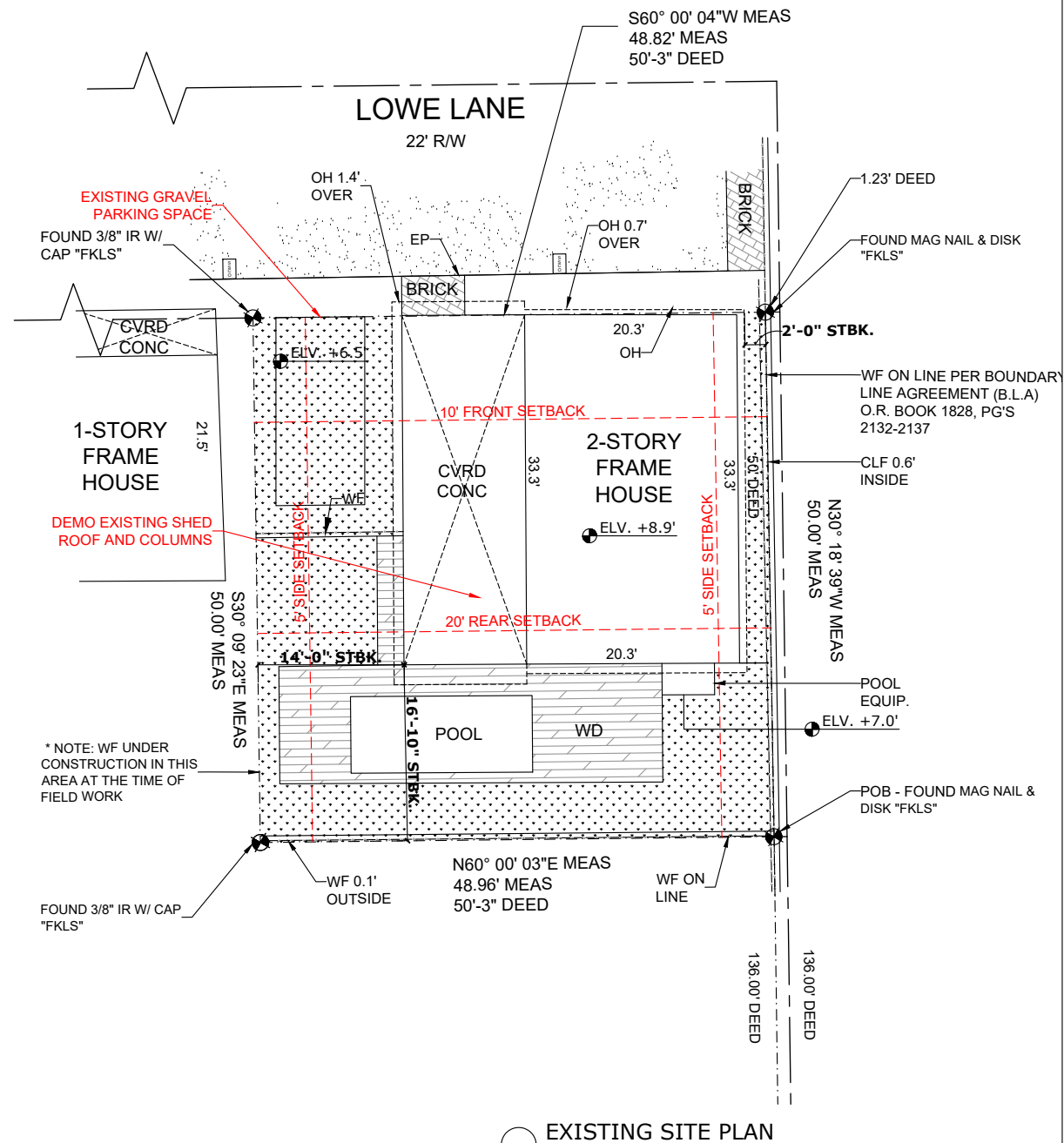
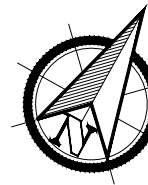
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



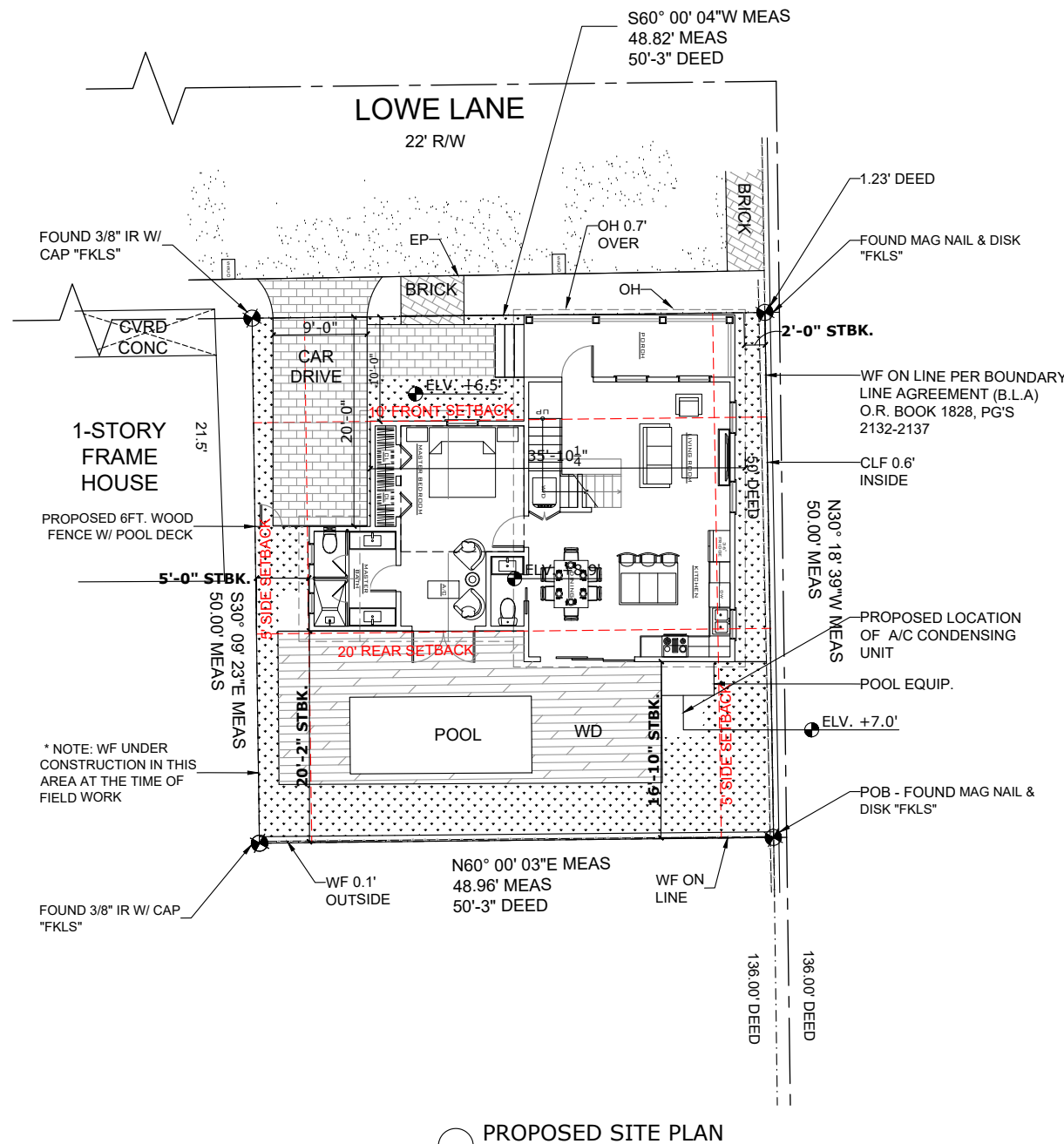
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835

CLIENT:	DAREK LYZWINSKI
PROJECT:	10 LOWES LANE

SITE: 10 LOWES LN, KEY WEST, FL 33040			
TITLE: COVER			
SCALE AT 11x17: AS SHOWN	DATE: 01/20/23	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: G-100	REVISION: 1	



EXISTING SITE PLAN
SCALE : $\frac{1}{16}'' = 1'-0''$



PROPOSED SITE PLAN
SCALE : $\frac{1}{16}'' = 1'-0''$

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____

DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LN,
KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	C-101	1	

SITE DATA:

TOTAL SITE AREA: 2,466 SQ.FT
LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL
FLOOD ZONE: ZONE AE6

SETBACKS - TWO STORY RESIDENCE

FRONT:
REQUIRED 10'-0"
EXISTING ±0'-0"
PROPOSED NO CHANGE

LEFT SIDE:
REQUIRED 5'-0" MIN.
EXISTING ±13'-0"
PROPOSED ±11'-10"

SIDE:
REQUIRED 5'-0" MIN.
EXISTING ±2'-0"
PROPOSED NO CHANGE

REAR:
REQUIRED 20'-0"
EXISTING ±16'-10"
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% MAX. (±1,479.6 SQ.FT)
EXISTING 27.87% (± 687.47 SQ.FT.)
PROPOSED 16.42% (± 405.0 SQ.FT.)
(SPACE UNDER ELEVATED STRUCTURE
IS CONSIDERED AS PERVIOUS)

POOL ±127.4 SQ.FT.
POOL EQUIPMENT ±16.0 SQ.FT.
AC CONDENSER PAD ±16.0 SQ.FT.
CAR DRIVE AND WALKWAYS ±246.5 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (±1,233 SQ.FT)
EXISTING 43.40% (± 1,070.29 SQ.FT.)
PROPOSED 42.00% (± 1,035.87 SQ.FT.)
IMPROVEMENT

MINIMUM OPEN SPACE:
REQUIRED 35% MIN. (863.1 SQ.FT.)
EXISTING 25.68% (633.47 SQ.FT.)
PROPOSED 26.12%(644.0.0SQ.FT.)
IMPROVEMENT

MAXIMUM HEIGHT:
PROPOSED 30 FT MAX.
NO CHANGE

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT:
DAREK LYZWINSKI

PROJECT:
10 LOWES LANE

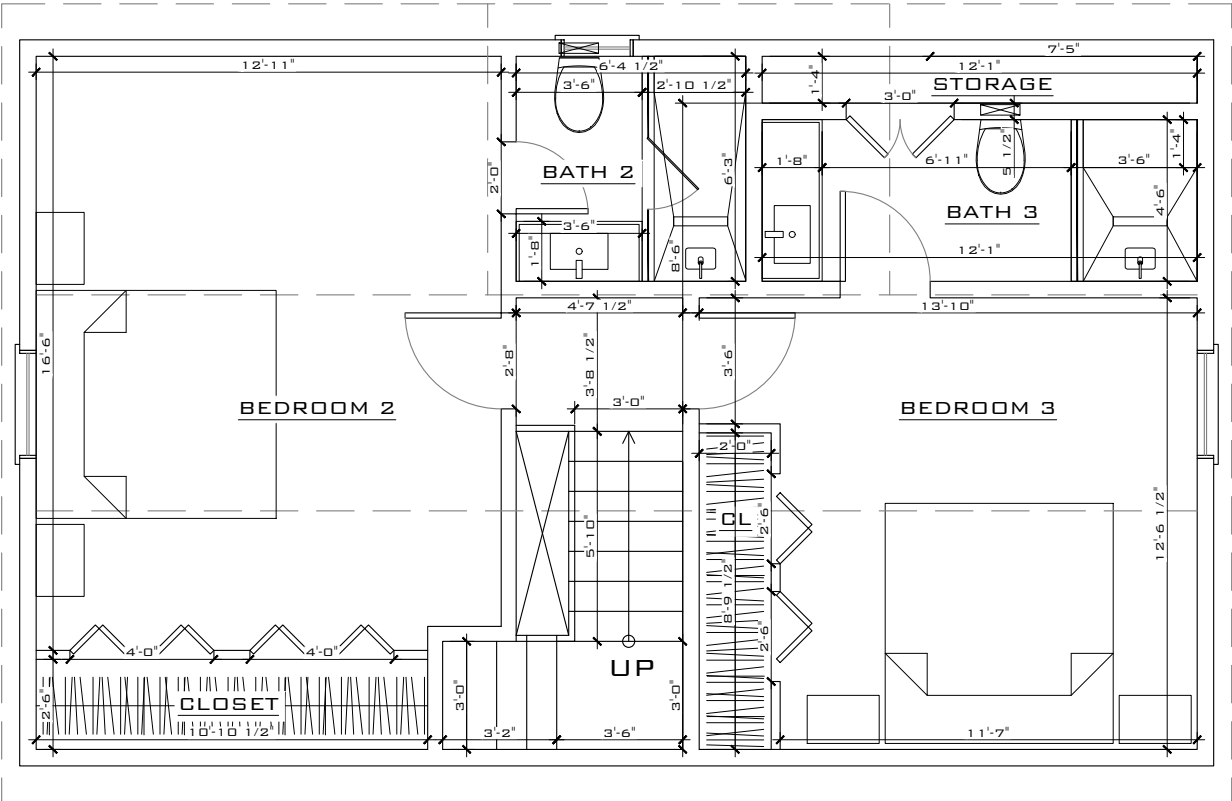
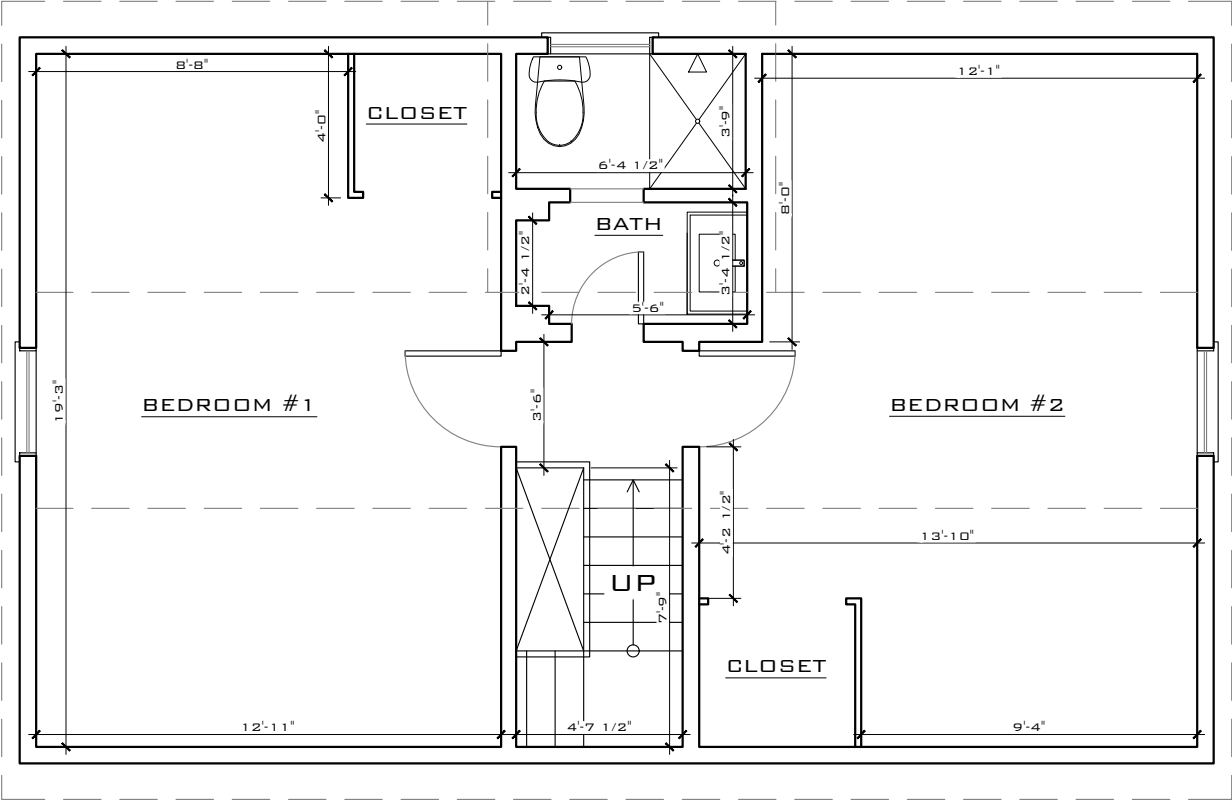
SITE:
10 LOWES LN,
KEY WEST, FL 33040

TITLE:
SITE DATA

SCALE AT 11x17: AS SHOWN	DATE: 01/20/23	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: C-102	REVISION: 1	



SCALE AT 11x17: AS SHOWN	DATE: 01/20/23	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: A-101		REVISION: 1



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

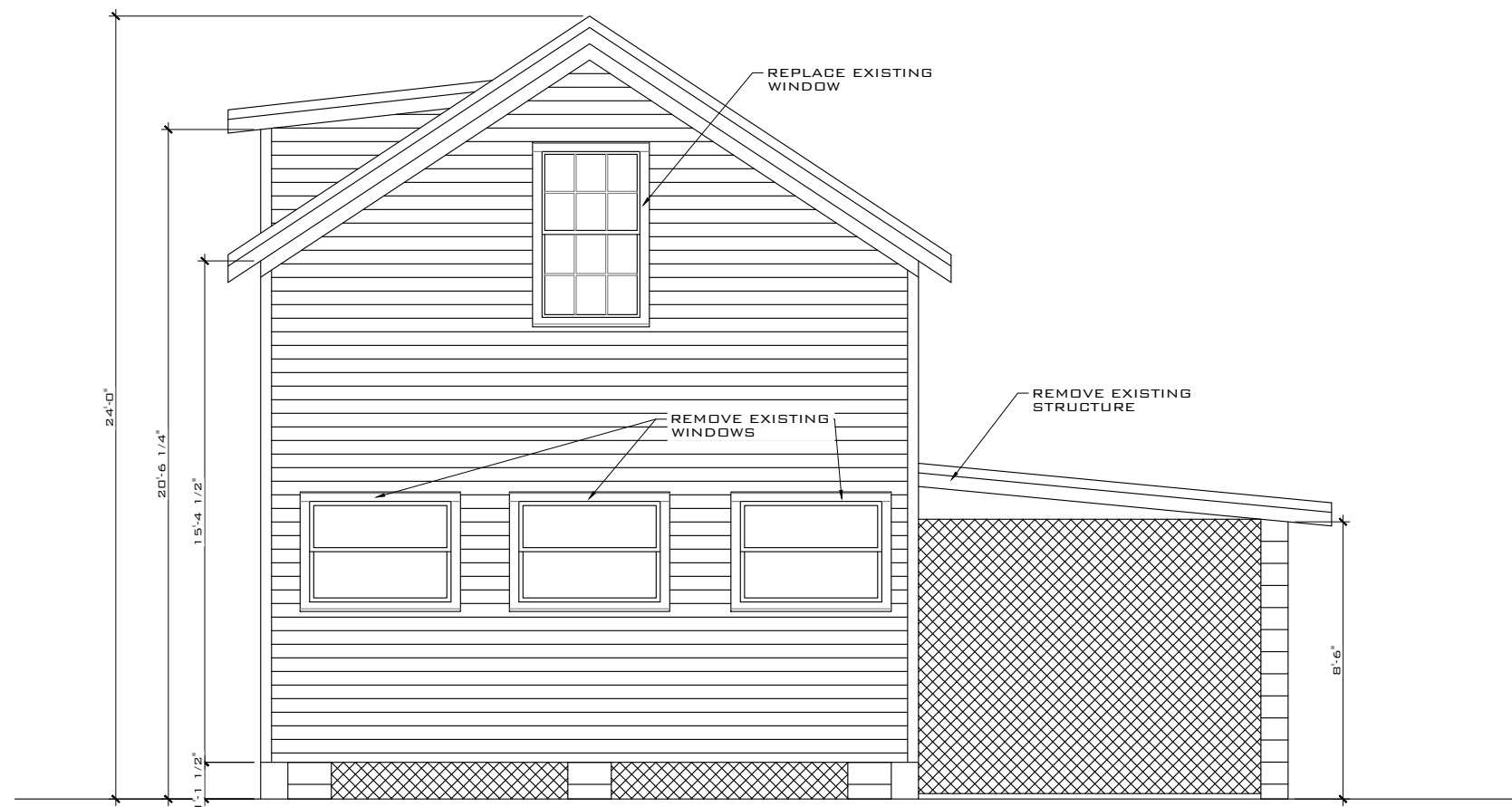


ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: DAREK LYZWINSKI

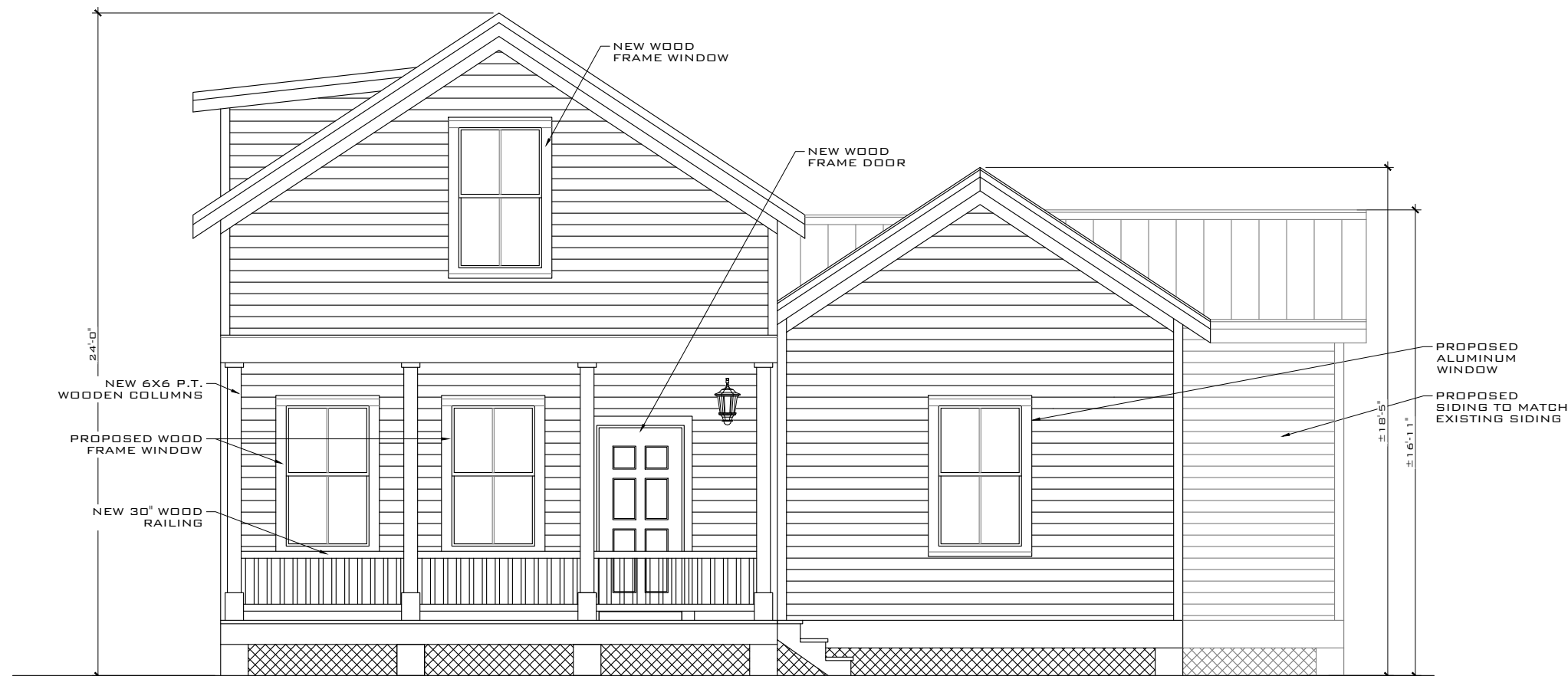
PROJECT: 10 LOWES LANE

SITE:	10 LOWES LN KEY WEST, FL 33040		
TITLE:	EXISTING/PROPOSED SECOND FLOOR PLANS		
SCALE AT 1/16": AS SHOWN	DATE: 01/20/23	DRAWN: OA	CHECKED: SAM
PROJECT NO: 2206-04	DRAWING NO: A-102	REVISION: 1	



EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

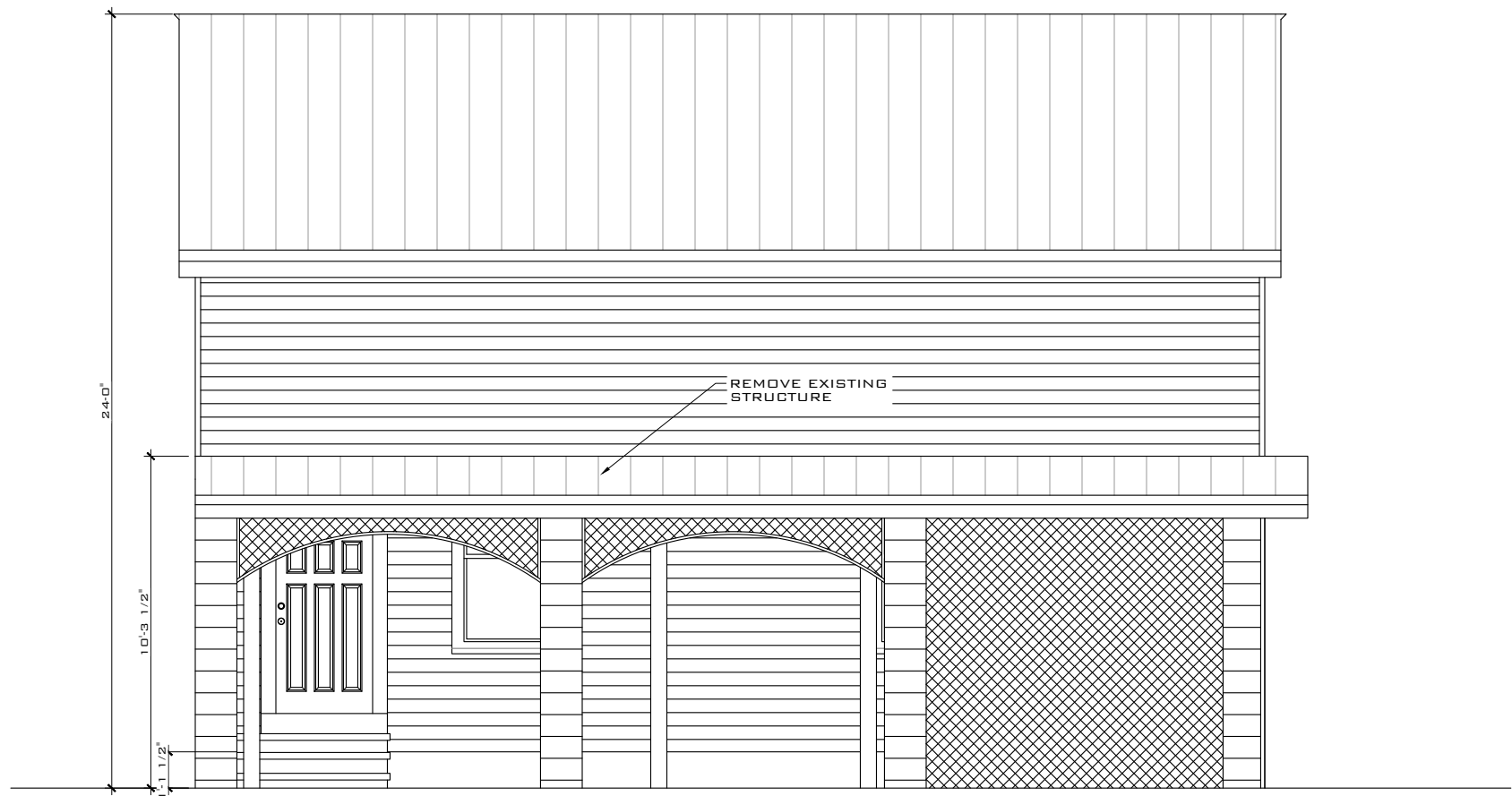
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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CA # 30835

CLIENT:	DAREK LYZWINSKI
PROJECT:	10 LOWES LANE

SITE:	10 LOWES LANE, KEY WEST, FL 33040		
TITLE:	FRONT ELEVATIONS		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-103	1	



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

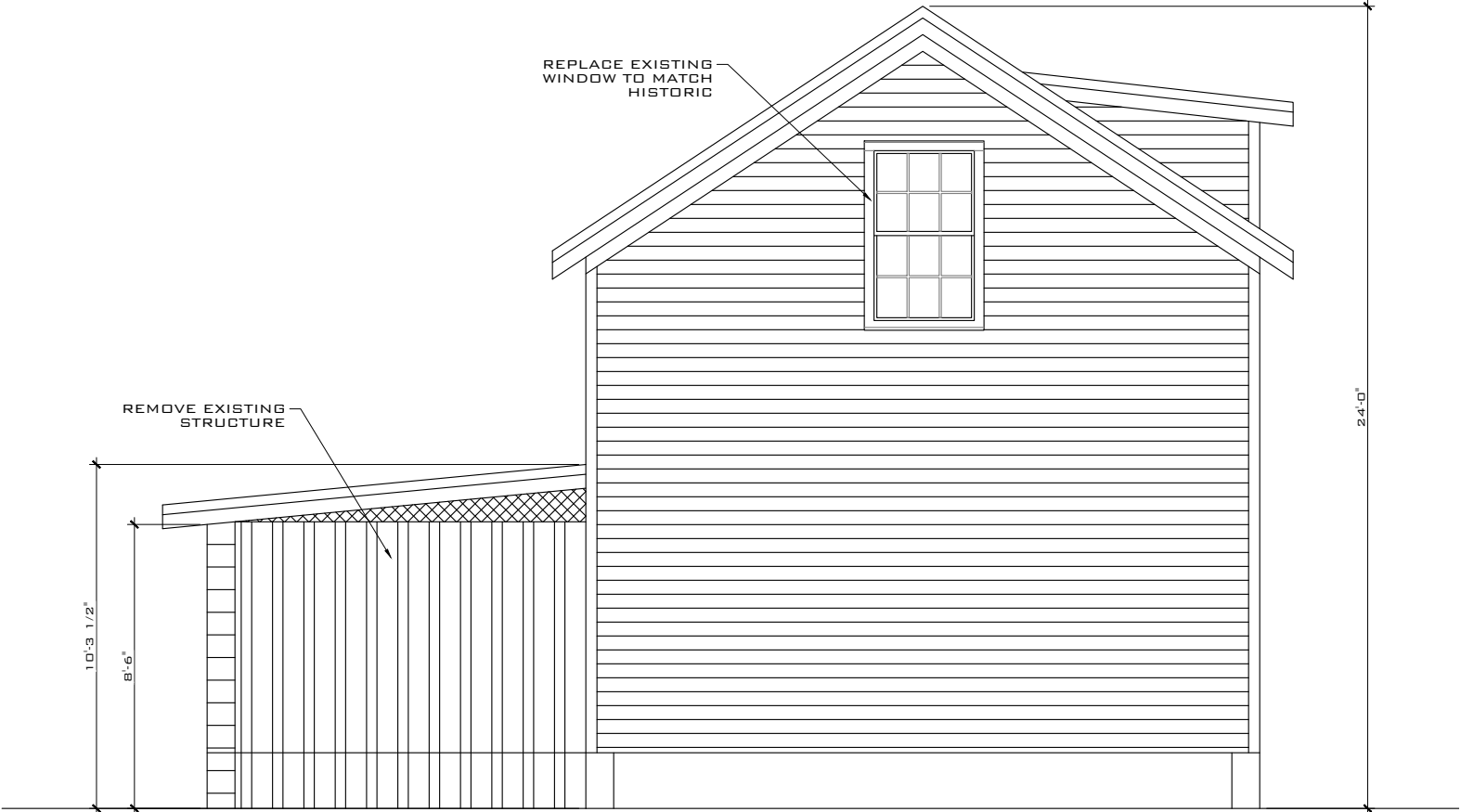
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT:	DAREK LYZWINSKI
PROJECT:	10 LOWES LANE

SITE:	10 LOWES LANE, KEY WEST, FL 33040		
TITLE:	SIDE ELEVATIONS		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-104	1	



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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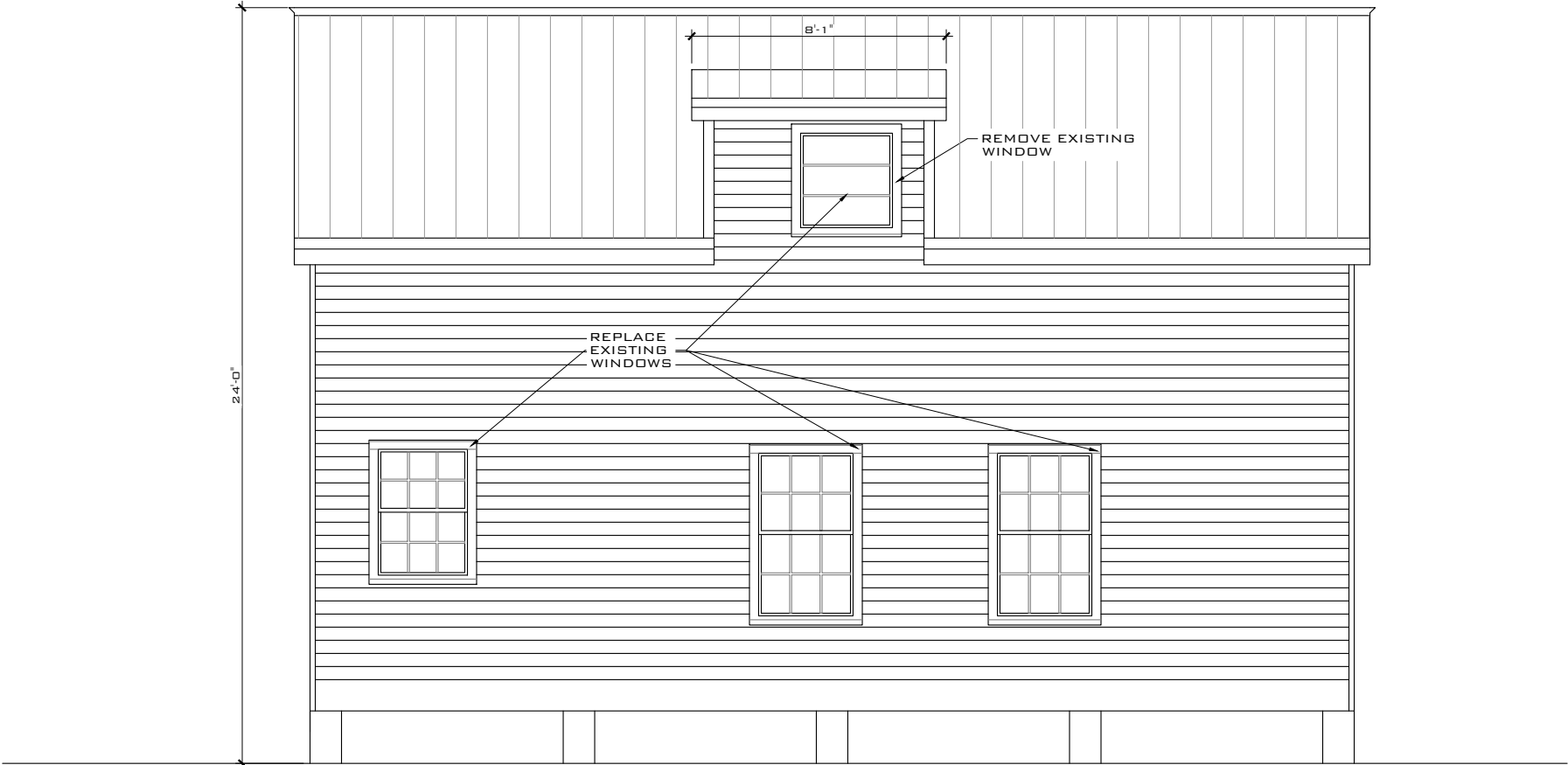
CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,
KEY WEST, FL 33040

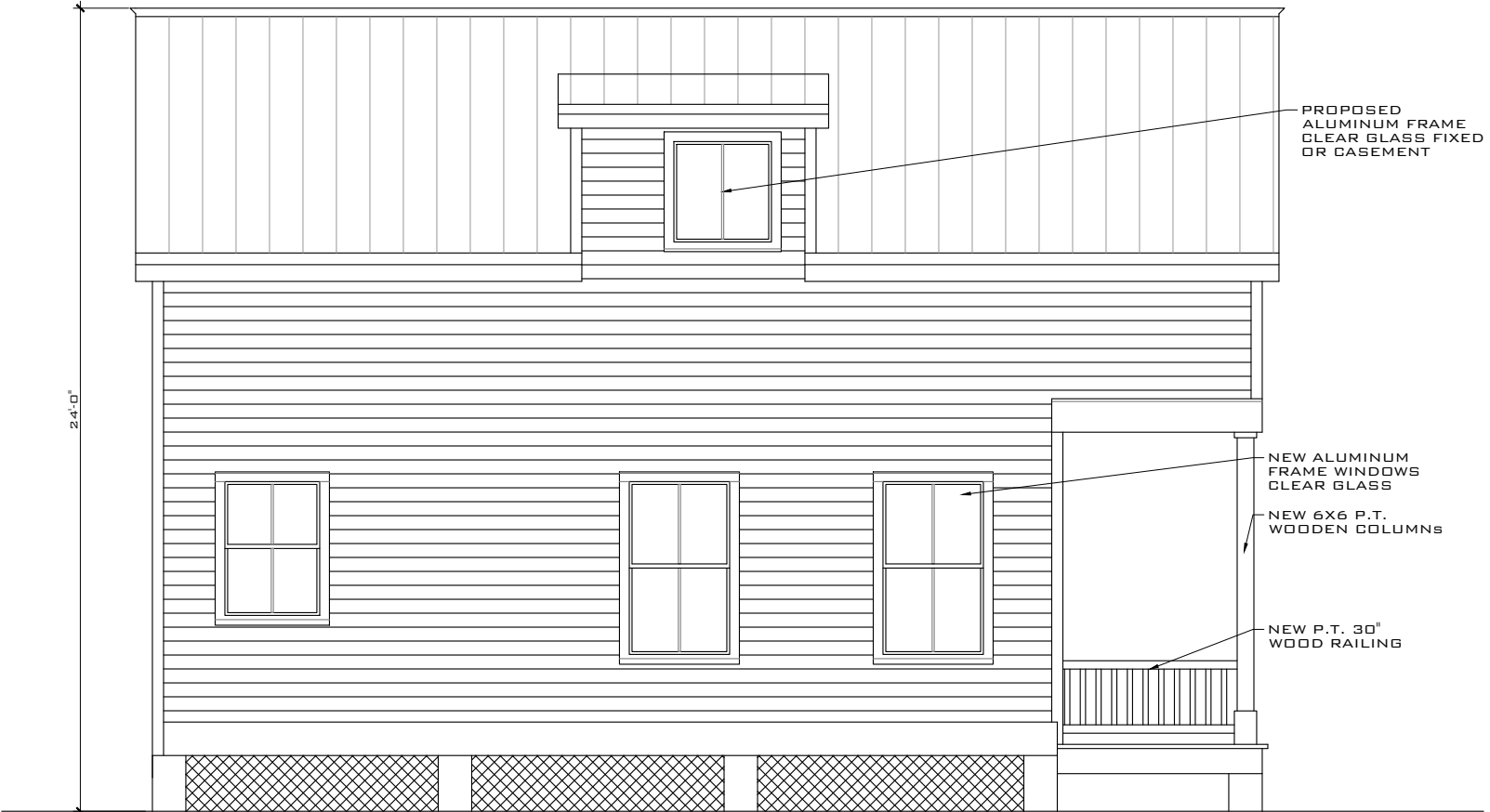
TITLE: REAR ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-105	1	



EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,
KEY WEST, FL 33040

TITLE: SIDE ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-106	1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 28, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer> . If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE. NEW SIDE ADDITION. NEW POOL DECK AND SITE IMPROVEMENTS. DEMOLITION OF CARPORT. REMOVAL OF FRONT PORCH ENCLOSURE AND PARTIAL DEMOLITION OF REAR WALL FOR NEW SLIDING DOORS.

#10 LOWES LANE

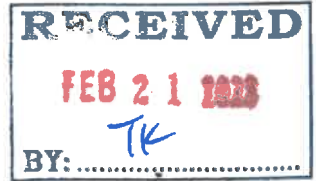
Applicant – Serge Mashtakov, Artibus Design Application #H2023-0003

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 Artibus Design - Atena Haichenia, 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: 10 Lowes Ln on the 20 day of February, 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 28th of February, 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 H 2023-0003

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

Signed Name of Affiant:

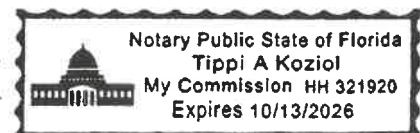
Artibus Design
Date: 02/20/2023
Address: 3710 N Roosevelt Blvd
City: Key West
State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 21 day of February, 2023.

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

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
Print Name: Tippi A. Koziol
Notary Public - State of Florida (seal)
My Commission Expires: 10/13/26





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 00007530-000000
Account# 1007803
Property ID 1007803
Millage Group 10KW
Location 10 LOWE Ln, KEY WEST
Address
Legal KW PT LOT 4 SQR 45 OR260-432/33 OR862-1909 OR1464-1346/47
Description OR1550-72/73 OR1828-2132/37 OR2201-48/53 OR2748-1831/32 OR3184-0369
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

LYZWINSKI DAREK
 10 Lowes Ln
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$157,582	\$142,244	\$145,713	\$130,051
+ Market Misc Value	\$17,025	\$17,437	\$17,849	\$18,260
+ Market Land Value	\$654,258	\$489,726	\$461,981	\$419,396
= Just Market Value	\$828,865	\$649,407	\$625,543	\$567,707
= Total Assessed Value	\$714,348	\$649,407	\$624,478	\$567,707
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$828,865	\$649,407	\$625,543	\$567,707

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,458.00	Square Foot	49.02	50

Buildings

Building ID 516	Exterior Walls ABOVE AVERAGE WOOD
Style 2 STORY ELEV FOUNDATION	Year Built 1933
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2005
Gross Sq Ft 1734	Foundation WD CONC PADS
Finished Sq Ft 680	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type SFT/HD WD
Perimeter 108	Heating Type FCD/AIR NON-DC with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 22	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 550
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	680	0	0
FLA	FLOOR LIV AREA	680	680	0
OPF	OP PRCH FIN LL	374	0	0
TOTAL		1,734	680	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1983	1984	1	108 SF	2
LC UTIL BLDG	1983	1984	1	36 SF	1
FENCES	1983	1984	1	72 SF	2
WOOD DECK	2017	2018	0	261 SF	2
FENCES	2017	2018	0	288 SF	2
RES POOL	2017	2018	0	171 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/7/2022	\$1,375,000	Warranty Deed	2383499	3184	0369
6/30/2015	\$1,900,000	Warranty Deed		2748	1831
9/1/1982	\$62,500	Warranty Deed		862	1909

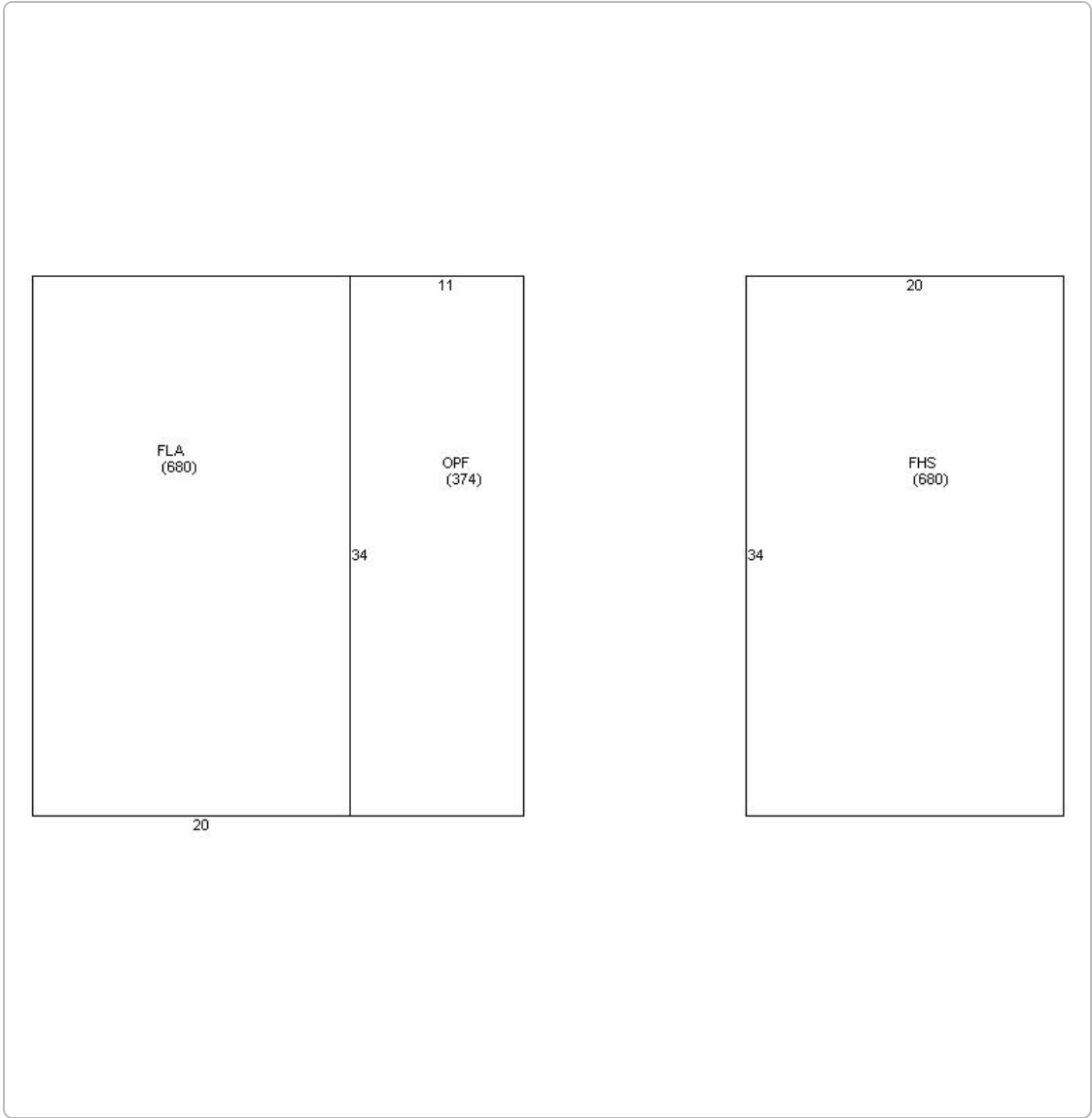
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
17-345	2/27/2017	7/3/2017	\$3,800	Residential
16-4466	11/18/2016	4/21/2017	\$2,800	
16-522	5/16/2016	5/12/2017	\$19,000	
15-1829	5/11/2015	5/11/2015	\$100	
12-1146	4/3/2012	3/24/2014	\$1,600	
10-4228	12/16/2010	2/22/2001	\$4,800	
10-0020	1/11/2010	2/22/2011	\$600	
10-0032	1/7/2010	2/22/2011	\$1,577	
06-2298	4/12/2006	12/11/2006	\$5,200	
06-1899	3/24/2006	12/11/2006	\$9,200	Residential
01-3271	9/28/2001	12/4/2001	\$2,000	Residential

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

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Version 2.3.214