

Application



Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 920 Cornish Lane, Key West, FL

Zoning District: HHDR Real Estate (RE) #: 00007670-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Wayne LaRue Smith

Mailing Address: 509 Whitehead Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-0029 Fax: 305-296-9172

Email: wsmith@thesmithlawfirm.com

PROPERTY OWNER: (if different than above)

Name: John P. Huss and David R. Genest

Mailing Address: 920 Cornish Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 781-862-2537 Office: _____ Fax: _____

Email: aschiker@yahoo.com

Description of requested easement and use: The easement area is the city right of way (ROW) located between Cornish Lane and the property at 920 Cornish Lane. The easement area currently contains fencing and areas of brick pavers, 3/8 inch granite stones and garden landscaping.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☐ Photographs showing the proposed easement area

After the Fact

City of Key West
Permanent ROW Permit Application

DATE OF APPLICATION:

(AT LEAST 3 BUSINESS DAYS PRIOR TO WORK BEING PERFORMED)

REQUESTED START DATE:

PERMIT NO.

RENEWAL: ☐

Inter-office use only

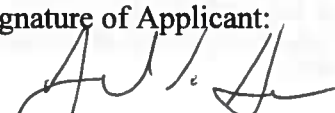
Agreement for: Sidewalk ☐

Landscaping ☒

Shoulder Restoration ☐

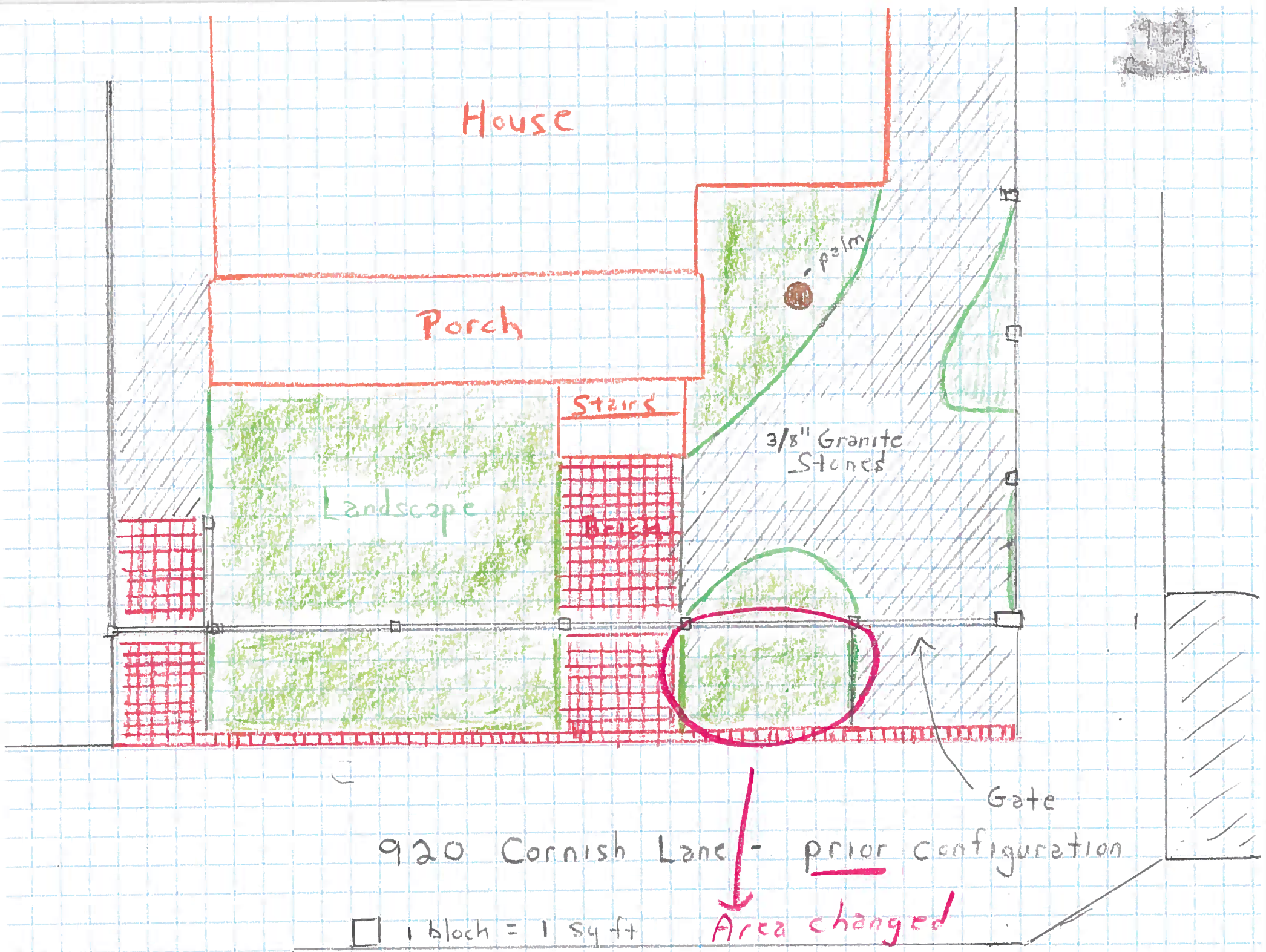
Other ☐

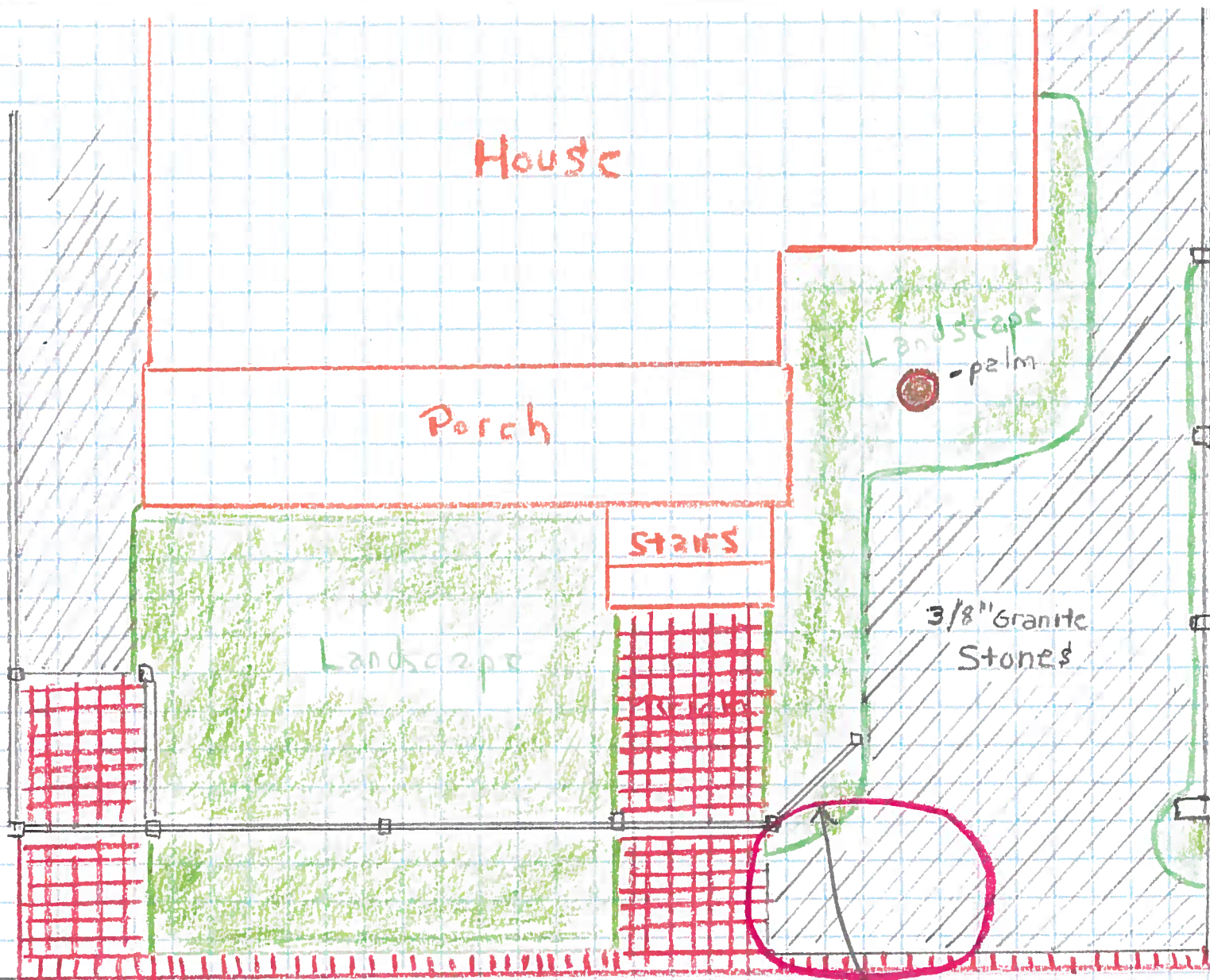
Section I – Application

STREET ADDRESS OF PROPOSED CONSTRUCTION: <i>920 Cornish Ln, Key West, FL</i>	
PROPERTY OWNER: CITY OF KEY WEST	PHONE: 305-809-3572 EMAIL: engineering@cityofkeywest-fl.gov
PROPERTY OWNER: 1300 WHITE STREET, KEY WEST, FL 33040	
CONTRACTOR BUSINESS NAME: <i>owner - John Huss</i>	PHONE: <i>781-862-2537</i> EMAIL: <i>aschiller@yahoo.com</i>
CONTRACTOR ADDRESS: <i>920 Cornish Ln, Key West, FL</i>	
REQUESTED DATES OF WORK: START:	TIME:
END:	TIME:
Description of proposed construction or landscaping: <i>Replace a section of garden landscaping with 3/8" granite stones</i>	Estimated Cost of Work: \$1.00 Approx. Sq. Footage: <i>\$100.00</i> <i>20 sq ft</i> Name of Applicant: <i>John Huss</i> Signature of Applicant: 

Section II – Permit

Plans for Right of Way	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Road Closure Approval required: <input type="checkbox"/> Yes <input type="checkbox"/> No
Plans for Traffic Maintenance	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Engineer signature:
HARC approval required <input type="checkbox"/> Yes <input type="checkbox"/> No		
Reviewed by: _____, Engineering Department		
Staff Comments/Specific Instructions:		
Permit approved by:	Date:	
City Manager Approval & Notary:	Date:	





920 Cornish Lane - Current Configuration

□ · 1 block = 1 sq. ft.

Area changed

After the Fact Application Code case

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		2018-1469	12-5-18
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

920 Cornish Ln		# OF UNITS
		1
John Huss & David Genest		PHONE NUMBER
920 Cornish Ln		781-862-2537
Key West, FL 33040		EMAIL
		aschiker@yahoo.com
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

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

\$ 750.00

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

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

Removal of a 4.5' wide 4' high gate and 2.5' wide 4' high section of fence. Reposition a 3' wide 4' high section of fence. Reconfigure existing 3/8" granite stones bicycle space. Change in shape but no change in total sq. ft.

Printed name of property owner or licensed contractor.

John P. Huss

Signature

[Signature]

12/13/18

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

[Signature], JoAnn Roberts

Personally known or produced FL. Div. of as identification.

Official Use Only:

H200-475-55-330



PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: *see attached work plan and HARC Guidelines discussion*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>fence</i>	<i>wood</i>	<i>wood</i>

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN COPY:	SIGN SPECIFICATIONS	
	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
		COLOR AND TOTAL LUMENS:
MAX. HGT. OF FONTS:		
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

920 Cornish Ln, before gate and fence
changes and bicycle space reconfiguration



920 Cornish Ln before gate and
fence changes and bicycle
space reconfiguration



920 Cornish Ln, after gate changes
and reconfiguration





920 Cornish Ln after gate and fence changes and bicycle space reconfiguration

Work Plan and HARC Guidelines

The Modifications to the fence and configuration of the stone bicycle space described in the work plan are consistent with HARC guidelines as discussed below:

1. Changes to the fence described in the work plan:

- The picket fence that was changed is not a historic or traditional part of Cornish Lane. Our next door neighbor, Helen Patterson, has lived at 919 Cornish lane over 40 years first as a renter and than as the owner of the property since 1988. She told us that when she arrived in 1978 there was not a fence in front of 920 Cornish Lane and that the picket fence that we modified was first built in 2010 when the house was renovated. A 1965 photo of 920 Cornish Lane (attached), taken by the Key West property appraisers office, shows that there was not a fence in front of the property at that time.
- Removing the gate and small section of fence restores the openness that traditionally existed at the end of the lane prior to construction of the picket fence in 2010. As a result residents at the end of the lane have better pedestrian and bicycle access to their homes when vehicles are temporarily at the end of the lane to load or unload, or when cable company or Keys Energy vehicles are backed in to the end of the lane to work on the concrete pole located there, or when propane trucks are at the end of the lane making deliveries.
- There has been no change to the height, color, pickets or design of the fence.

2. Changes to the configuration of the stone bicycle space as described in the work plan allowing for a Smart Car class sized mini vehicle such as our mini Fiat to maneuver in to and fit in the space:

- There is a history of vehicle parking on Cornish Lane including 920 Cornish Lane. A 1965 photo of 915 Cornish Lane (attached) shows a parked vehicle. Cornish Lane long time resident Helen Patterson told us that the right front side of our property at 920 Cornish Lane has previously been used for vehicle parking. According to the Key West building dept. database a building permit to construct a garage at 920 Cornish Ln was issued and completed in 1996 providing further evidence of previous parking on our property. The garage was attached to the right side of the house.
- The reconfigured stone space is located on the right front side of 920 Cornish Lane where vehicles traditionally have parked in the past.
- The reconfigured stone space is to the right side of the historic portion of the house. The original house was a shotgun that included the front door, the window to the left of the front door and the front porch. Evidence of this can be seen in the 1965 photo of the house (attached). The right hand side addition, set 3 feet back from the historic facade of the house, was added during the 2010 renovation replacing the small attached garage that was added to the house in 1996 as previously noted.
- The 3/8" granite stones used for the reconfigured space is the same material that was used in the previously configured bicycle space.


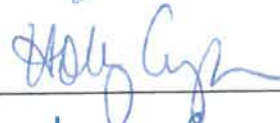
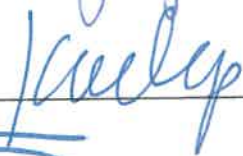

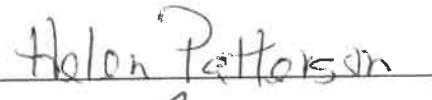



- More than 50% of the front yard space of our property consists of traditional garden landscaping.
- The square footage of stone coverage vs. garden landscape coverage was not changed. Only the shape of the stone and garden landscape coverage was changed. This can be seen in the before and after photographs and work plan drawings.
- The reconfigured stone space is not visible from Grinnell St.
- The limited dimensions of the reconfigured stone space precludes vehicles, other than Smart Car class sized mini vehicles such as our mini Fiat, from maneuvering in to or fitting in the space. This insures that the stone space, and how it is used, is kept within the scale of the lane. It also helped insure that the previously existing hardscape vs. garden landscape coverage percentages in the front of our property remained the same.
- The reconfigured stone space and its opening to the lane is consistent with the other openings and spaces at the end of the lane. In particular at 918 Cornish Lane there is a 9' x 9' opening in the front right hand side of the property. It is covered with black paving stones. Although the owner does not currently park a vehicle in the space, it is a large enough space to accommodate an 5.4' wide x 8.8' long Smart Car vehicle.

Our property at 920 Cornish Lane, with the fence, stone space and garden landscaping changes in place, blends in seamlessly with the charm, character and other features of Cornish Lane and is a positive attribute to the lane, our neighborhood and Old Town. The changes are consistent with the history and tradition of the lane, other properties on the lane, and HARC guidelines. Because of this we have strong approval and support from neighbors who own property on or abutting Cornish Lane. A signed statement of their approval and support is attached.

**915 Cornish Ln, 1965 KW
property appraisal office**



We the undersigned residents and abutters of Cornish Lane approve the changes to the frontage of 920 Cornish Lane completed last year. The changes include the removal of a gate and section of fence, the slight realignment of a small section of fence and the reconfiguration of the stone bicycle space so that it may accommodate a very small vehicle such as a Smart Car or small Fiat. The changes are consistent with the character, charm, beauty, and scale of our lane. For those of us who live at the end of the lane, the removal of the gate and small amount of fencing greatly improves access to our property when vehicles are in the end section of the lane to load and unload or when a Cable company or Keys Energy bucket truck is working on the pole at the end of the lane. We support continued vehicle access to Cornish Lane.

NAME	STREET ADDRESS	SIGNATURE	PHONE #
John Cunningham	522 Grinnell St.		703-554-3727
Holly Cunningham	522 Grinnell St.		703-431-0918
Kevin Melloncamp	524 Grinnell St.		305-294-7776
Seth Mason	524 GRINNELL ST		305 394 7060
Helen Patterson	919 Cornish Ln		305-849-1815
James Karamalegos	919 Cornish Ln.		305 294-0360
Glen Kellest	915 Cornish Ln.		317-345-3000
Jennifer Kellest	915 Cornish Ln		317-345-1414

Fire Comments

Melissa Paul-Leto

From: Timothy Anson
Sent: Tuesday, December 17, 2019 3:08 PM
To: Melissa Paul-Leto
Cc: Danny Blanco
Subject: 920 Cornish Ln

To whom it may concern, the fire Marshal's office has no fire concerns as long as any vehicle does not exceed the fence line boundary's.

Tim Anson
Lt. Fire Inspector
Key West Fire Department
1600 North Roosevelt Blvd.
Key West, FL 33040
305-809-3935
Serving the Southernmost City

HARC Approval

After the Fact Application Code case

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		2018-1469	12-5-18
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			YES NO %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

920 Cornish Ln		# OF UNITS
		1
John Huss & David Genest		PHONE NUMBER
920 Cornish Ln		781-862-2537
Key West, FL 33040		EMAIL
		aschiker@yahoo.com
		PHONE NUMBER
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		PHONE NUMBER
		EMAIL

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Printed name of property owner or licensed contractor.

John P. Huss

Signature.

[Signature]

12/3/18

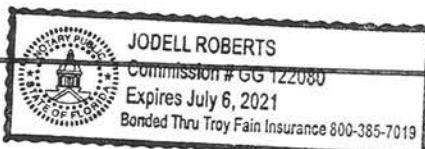
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

[Signature], Jodel Roberts

Personally known or produced *FL. Dir. Diram* as identification.

Official Use Only:

4200-475-55-332-0



PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

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PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

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SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

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ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
fence	wood	wood

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

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PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: _____


PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC).

TYPE OF SIGNAGE _____ FRONTAGE LINEAL FEET OF FACADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.	
REASONS OR CONDITIONS:	
STAFF REVIEW COMMENTS:	
Rain harc is contributing.	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:  07/31/2012



Historic Architectural Review Commission

Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 24, 2019

Applicant: John Huss & David Genest, Owners

Application Number: 2018-1469

Address: #920 Cornish Lane

Description of Work

After-the Fact Partial removal of front fence and gate and reposition of fence. Reconfigure existing 3/8" granite stones bicycle space. Change in shape but no change in total square feet.

Site Facts

The main house on the site under review is a contributing resource to the historic district. The one-story frame vernacular house, built circa 1928, is one of three houses fronting the lane. The house was extensively renovated in 2009. Brick pavers and the current fence are over city's right-of-way.

On January 29, 2019, the owners received an email from Kelly Perkins stating that the changes were going to receive staff approval. As the HAR Planner, it is my opinion that the Commission shall review this application, as it will have a visual impact to the streetscape of the lane. The item was scheduled to be presented to the City Commission for an easement review and approval, and the Planning Director decided to present the proposal first to HARC.

Guidelines Cited on Review

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, and 2. Secretary of the Interior's Guidelines for Rehabilitation-Building site (pages 31-33) specific:

Not Recommended- “Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.”

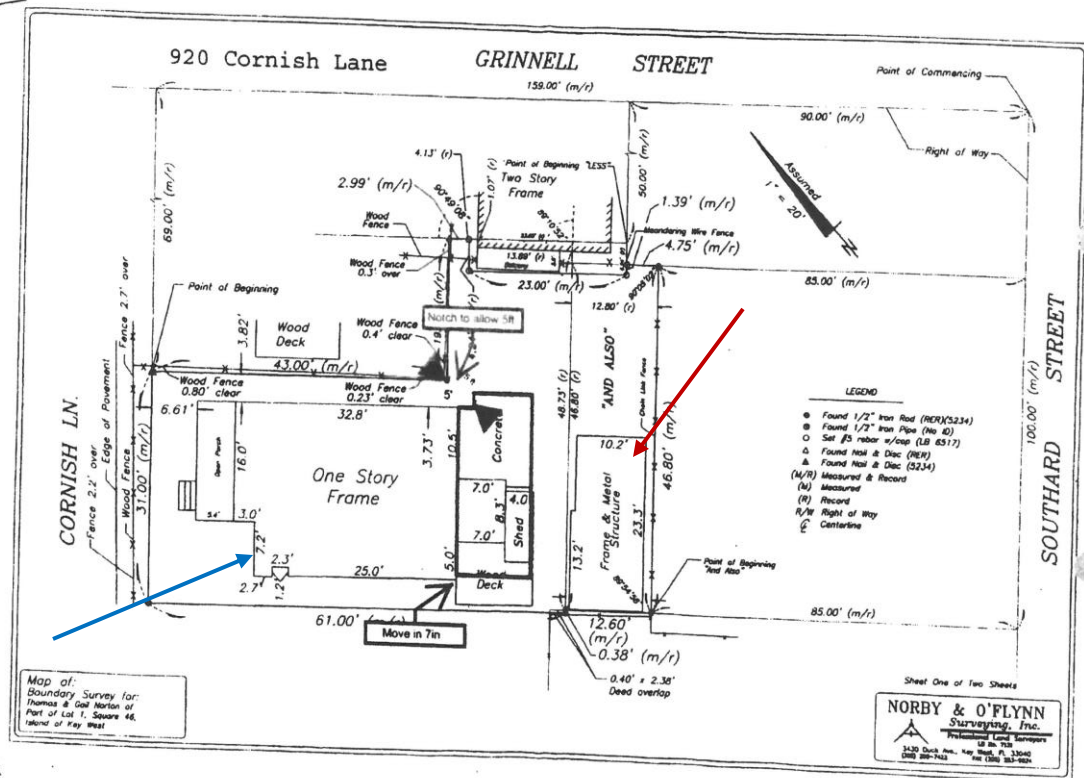
Recommended- “Designing new onsite parking, loading docks, or ramps when the required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.”

- Parking areas, landscaping and open space environment (page 43), specifically first paragraph, and, guidelines 1, 2, 4, 5, and 8.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 8, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for an after-the fact application to reconfigure a bicycle space parking area in order to create a driveway for a small car. Historically the structure did not had a carport; in 1995, a building permit with HARC approval was issued for a 10' by 10' gazebo to be attached to a shed (Building Permit 1996-0809 and COA# 10-15483-95). Aerial photographs from 1994 and 1998 depict a west addition to the house, which was no there in the 1962 Sanborn Map nor on the circa 1965 photograph. That side addition still remains in the house, but it was rebuilt over piers, exterior walls were elevated to the same height of the house and a new hip roof was also added, all in the 2009 renovations. Staff was not able to find documents for the 10' by 10' gazebo attached to a shed, but there is clear evidence that an existing shed was located at the rear southwest corner of the property; submitted survey for the 2009 building renovations depicts a shed structure that was demolished for the construction of the current swimming pool. The following picture shows the submitted survey in 2009 with a red arrow on what staff understands is the 10' by 10' gazebo attached to storage shed, as that portion of the structure is 10.2' wide. The red arrow points to the non-historic southwest addition that is in the aerial photographs and that was reconstructed in 2009 with different height and roof. This survey was part of the Planning Board approved plans. It is staff's opinion that the property historically did not had a carport or garage.

One of the many character-defining features of lanes within the historic district is the small scale of structures and their pedestrian sense, which can be opposite to grid pattern streets. Cornish Lane is 12' wide and the existing encroachment of the fence, brick and planter area is 5.60'. The historic house located to the east side of the lot in question, 524 Grinnell Street is encroaching the lane and received an easement by the city in 2006; 2.99' on its maximum encroachment with 1' of eaves.



Survey submitted for the 2009 renovations.

The applicants expressed to staff their need for an off-street parking space for a small car. The reconfiguration of the space creates a driveway that does not meet the minimum parking requirements, which is 9' by 18'. A crushed granite stone driveway, with a small section of the fence in angle and bricks over city's right-of-way are the final design proposed. The design does not proposes any gate in front of the new created driveway. Staff agrees with the applicant that the current fence is non-historic.



Image from 2011- Realtor's website page.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the existing design is inconsistent with many of the cited guidelines and the SOIG. Staff finds that the current design has an adverse effect on the historic character of the lane, as a green area will be replaced with stones for parking space, which does not comply with LDR's minimum requirements. Past appearance of the property depicts trees in the area and no space or structure was dedicated for cars. The encroachment to the lane is contrary to retaining the property's development as it alters the lane's width and its streetscape. In conclusion, staff opines that the current design affects the relationship of the building to its environment and creates a precedent that will affect the visual and pedestrian character of this and other historic lanes in the historic district.

From: John Huss <aschiker@yahoo.com>
Sent: Friday, April 26, 2019 11:02 AM
To: Enid Torregrosa
Subject: Fw: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Ms. Torregrosa,

Yesterday morning at the DRC meeting, the request for a ROW easement associated with the subject permit applications for our property at 920 Cornish Lane was discussed. HARC staff had reviewed the subject permit applications in January and informed us at that time that the plans are compliant with HARC guidelines and that they would receive staff approval. The HARC staff approval received in January is forwarded below. There have been no changes made to the plans that HARC reviewed in January. My understanding is that yesterday during the DRC meeting HARC indicated that the subject plans are not compliant with HARC guidelines. If this is correct, could we arrange a meeting with HARC staff so that we may better understand the disconnect between the two opinions and to determine if there is anything that we can do to mitigate any concerns.

Thank you,
John Huss
781-862-2537

----- Forwarded Message -----

From: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
To: John Huss <aschiker@yahoo.com>
Sent: Tuesday, January 29, 2019, 4:04:35 PM EST
Subject: RE: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Hi John,

After reviewing your application, we don't see any HARC issues with it. It would receive a staff approval.

Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

From: John Huss <aschiker@yahoo.com>
Sent: Monday, January 28, 2019 10:11 AM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: Re: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Good morning Kelly,

Thank you for reviewing our applications a bit sooner then you normally would. Let us know if you have any questions.

John and David
781-862-2537

On Friday, January 25, 2019, 4:09:01 PM EST, Kelly Perkins <kperkins@cityofkeywest-fl.gov> wrote:

Hi John,

We will review your application and get back to you on its compliance with the HARC Guidelines. I tend to not review applications until they are physically given to me, as there are often many changes during the simultaneous plan review process.

Thank you,
Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

From: John Huss <aschiker@yahoo.com>
Sent: Friday, January 25, 2019 12:36 PM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Cc: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Subject: 920 Cornish Lane, BLDG 2018-1469 and ENG 2018-0019

Kelly Perkins
HARC Assistant Planner
Planning Department
City of Key West, FL

Good afternoon Kelly,

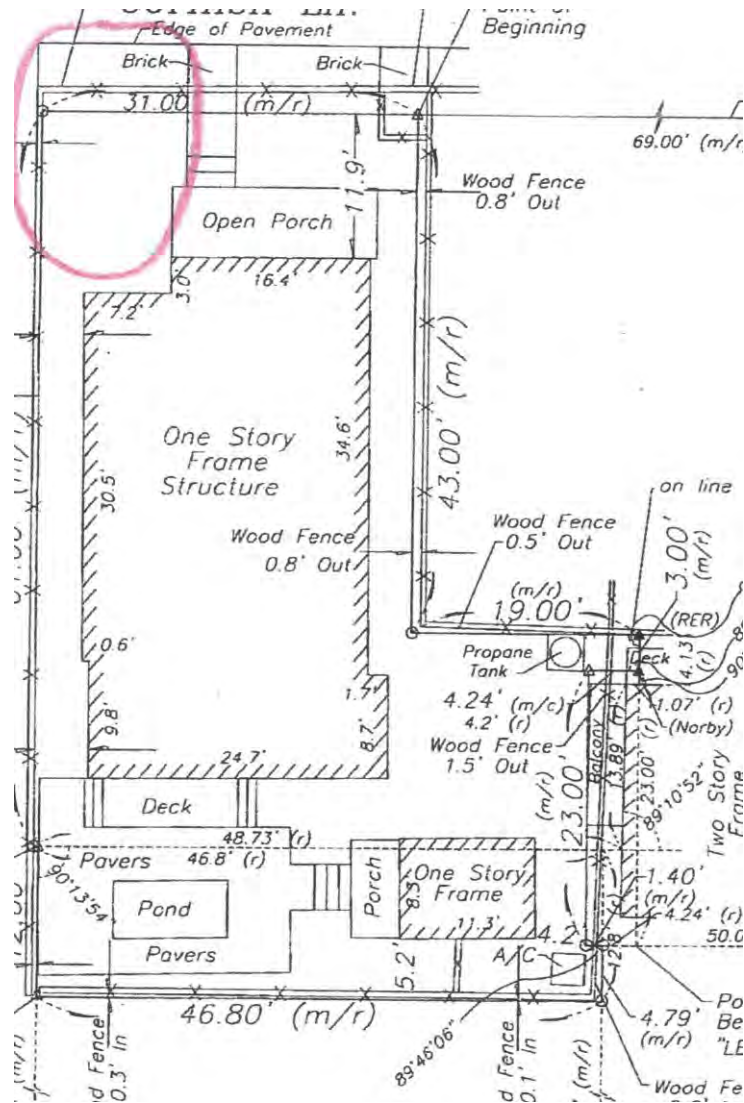
We recently submitted after the fact permit applications for work we did in the front right hand side of our property at 920 Cornish Lane in 2017. Permit application BLD 2018-1469 and associated Right of Way (ROW) permit application ENG 2018-0019 are the numbers assigned to our applications. After reviewing our applications, the Planning Department has determined that we must establish an easement with the city because some of the permit work is within the ROW. Melissa Paul-Leto in Planning, who we have been working with regarding the easement, told us that you are the staff point of contact in HARC for our permit applications. As we pull together the documentation required to apply for an easement would it be possible to confirm that the design, as documented in our permit applications, meets HARC guidelines and that you are OK with it. We previously provided HARC an electronic copy of our permit applications when we submitted them to the Building and Engineering Departments on December 5th and have attached another copy for your convenience.

Please let us know if you require any additional information. We would be happy to stop by your office if that might be helpful. Thank you for your assistance.

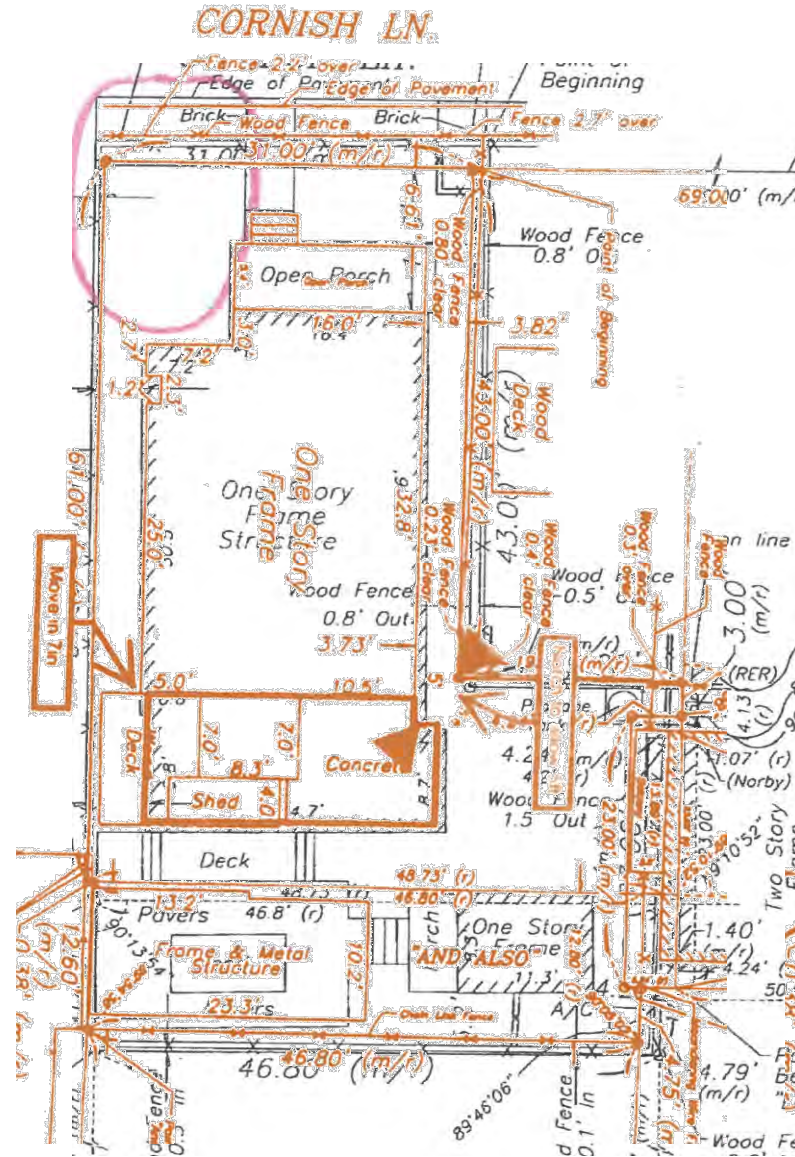
Sincerely,
John Huss
David Genest
920 Cornish Lane
781-862-2537

Sent from my iPhone

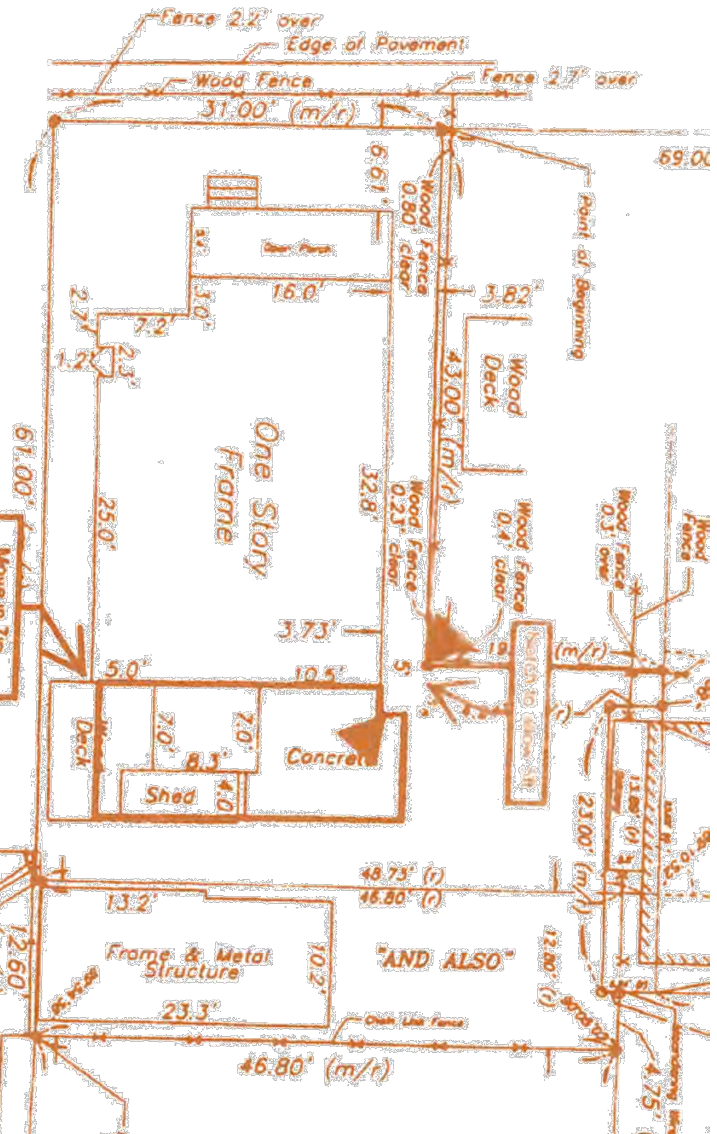
Submitted Survey



Juxtaposition



2009 Survey



APPLICATION

After the Fact Application Code case
COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
 \$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		2018-1469	12-5-18
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			YES NO %

ADDRESS OF PROPOSED PROJECT:
 RE # OR ALTERNATE KEY:
 NAME ON DEED:
 OWNER'S MAILING ADDRESS:
 CONTRACTOR COMPANY NAME:
 CONTRACTOR'S CONTACT PERSON:
 ARCHITECT / ENGINEER'S NAME:
 ARCHITECT / ENGINEER'S ADDRESS:

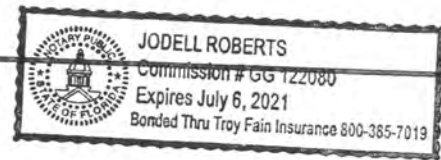
920 Cornish Ln		# OF UNITS
		1
John Huss & David Genest		PHONE NUMBER
920 Cornish Ln		781-862-2537
Key West, FL 33040		EMAIL
		gschiker@yahoo.com
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)
 CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$ 750.00
 FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) Removal of a 4.5' wide 4' high gate and 2.5' wide 4' high section of fence. Reposition a 3' wide 4' high section of fence. Reconfigure existing 3/8" granite stones bicycle space. Change in shape but no change in total sq. ft.

Printed name of property owner or licensed contractor. John P. Huss	Signature <i>[Signature]</i>	12/13/18
Notary Signature as to applicant, State of Florida, County of Monroe, Sworn to and subscribed before me. <i>[Signature]</i> , Jodelle Roberts		
Personally known or produced <i>FL. Dir. Dism</i> as identification.		

Official Use Only: 4200-475-SS-332-0



PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING
☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE
☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW
SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS
☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE
☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE, OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: see attached work plan and HARC Guidelines discussion

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
fence	wood	wood

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

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ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

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TYPE OF SIGNAGE _____ FRONTAGE LINEAL FEET OF FACADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.	
REASONS OR CONDITIONS:	
STAFF REVIEW COMMENTS:	
Rain hase is contributing.	
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

920 Cornish Ln, 1965 KW
property appraisal office



915 Cornish Ln, 1965 KW
property appraisal office



Work Plan (work completed October 2017)

Modify the existing picket fence in front of 920 Cornish Lane and reconfigure the existing 3/8" granite stone bicycle space so that it may also accommodate a Smart Car class sized mini vehicle. Before and after work plan drawings are attached. As indicated on both drawings each block equals 1 square foot. Also attached are before and after photographs of the work completed, a surveyed plot plan highlighting the area of work and location of the fence, a document that discusses the work plan with respect to HARC Guidelines, 2 historic photographs, a signed statement of neighborhood support, and a close-up photo of the 3/8" granite stones.

The following specific work was completed: The 4 foot high open picket style fence in front of the property was modified. A 4.5' wide gate located between the stone bicycle space and the lane was removed along with a 2.5' section of the fence to the left of the gate. Another 3' section of the fence, to the left of the removed section, was slanted inward. The inward slanted fence was constructed using materials (wood) from the existing fence. The design, color and height of the fence was not changed. The shape of the stone bicycle space was altered by moving around existing garden landscaping and 3/8" granite stones. The approximate square feet of granite stones vs. garden landscaping remains the same as before so it was possible to use existing stones, garden landscaping and soil to make the changes. The top surface of both the stones and garden landscape soil surfaces (before and after) are at the elevation grade of the property and follow the natural elevation of the land. A single line of bricks between the lane and the granite stone area was not altered as part of this work.

Work Plan and HARC Guidelines

The Modifications to the fence and configuration of the stone bicycle space described in the work plan are consistent with HARC guidelines as discussed below:

1. Changes to the fence described in the work plan:

- The picket fence that was changed is not a historic or traditional part of Cornish Lane. Our next door neighbor, Helen Patterson, has lived at 919 Cornish lane over 40 years first as a renter and then as the owner of the property since 1988. She told us that when she arrived in 1978 there was not a fence in front of 920 Cornish Lane and that the picket fence that we modified was first built in 2010 when the house was renovated. A 1965 photo of 920 Cornish Lane (attached), taken by the Key West property appraisers office, shows that there was not a fence in front of the property at that time.
- Removing the gate and small section of fence restores the openness that traditionally existed at the end of the lane prior to construction of the picket fence in 2010. As a result residents at the end of the lane have better pedestrian and bicycle access to their homes when vehicles are temporarily at the end of the lane to load or unload, or when cable company or Keys Energy vehicles are backed in to the end of the lane to work on the concrete pole located there, or when propane trucks are at the end of the lane making deliveries.
- There has been no change to the height, color, pickets or design of the fence.

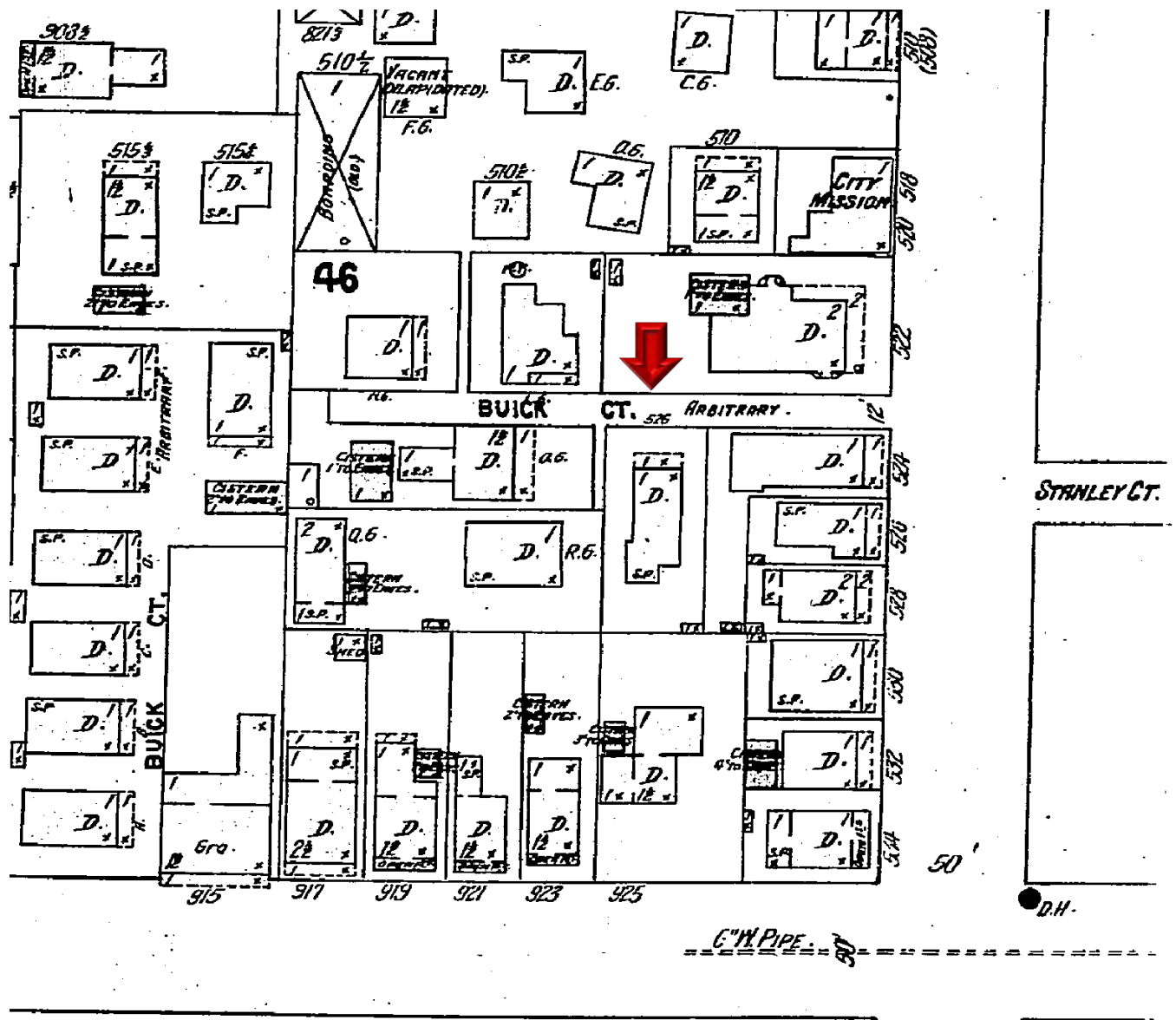
2. Changes to the configuration of the stone bicycle space as described in the work plan allowing for a Smart Car class sized mini vehicle such as our mini Fiat to maneuver in to and fit in the space:

- There is a history of vehicle parking on Cornish Lane including 920 Cornish Lane. A 1965 photo of 915 Cornish Lane (attached) shows a parked vehicle. Cornish Lane long time resident Helen Patterson told us that the right front side of our property at 920 Cornish Lane has previously been used for vehicle parking. According to the Key West building dept. database a building permit to construct a garage at 920 Cornish Ln was issued and completed in 1996 providing further evidence of previous parking on our property. The garage was attached to the right side of the house.
- The reconfigured stone space is located on the right front side of 920 Cornish Lane where vehicles traditionally have parked in the past.
- The reconfigured stone space is to the right side of the historic portion of the house. The original house was a shotgun that included the front door, the window to the left of the front door and the front porch. Evidence of this can be seen in the 1965 photo of the house (attached). The right hand side addition, set 3 feet back from the historic facade of the house, was added during the 2010 renovation replacing the small attached garage that was added to the house in 1996 as previously noted.
- The 3/8" granite stones used for the reconfigured space is the same material that was used in the previously configured bicycle space.

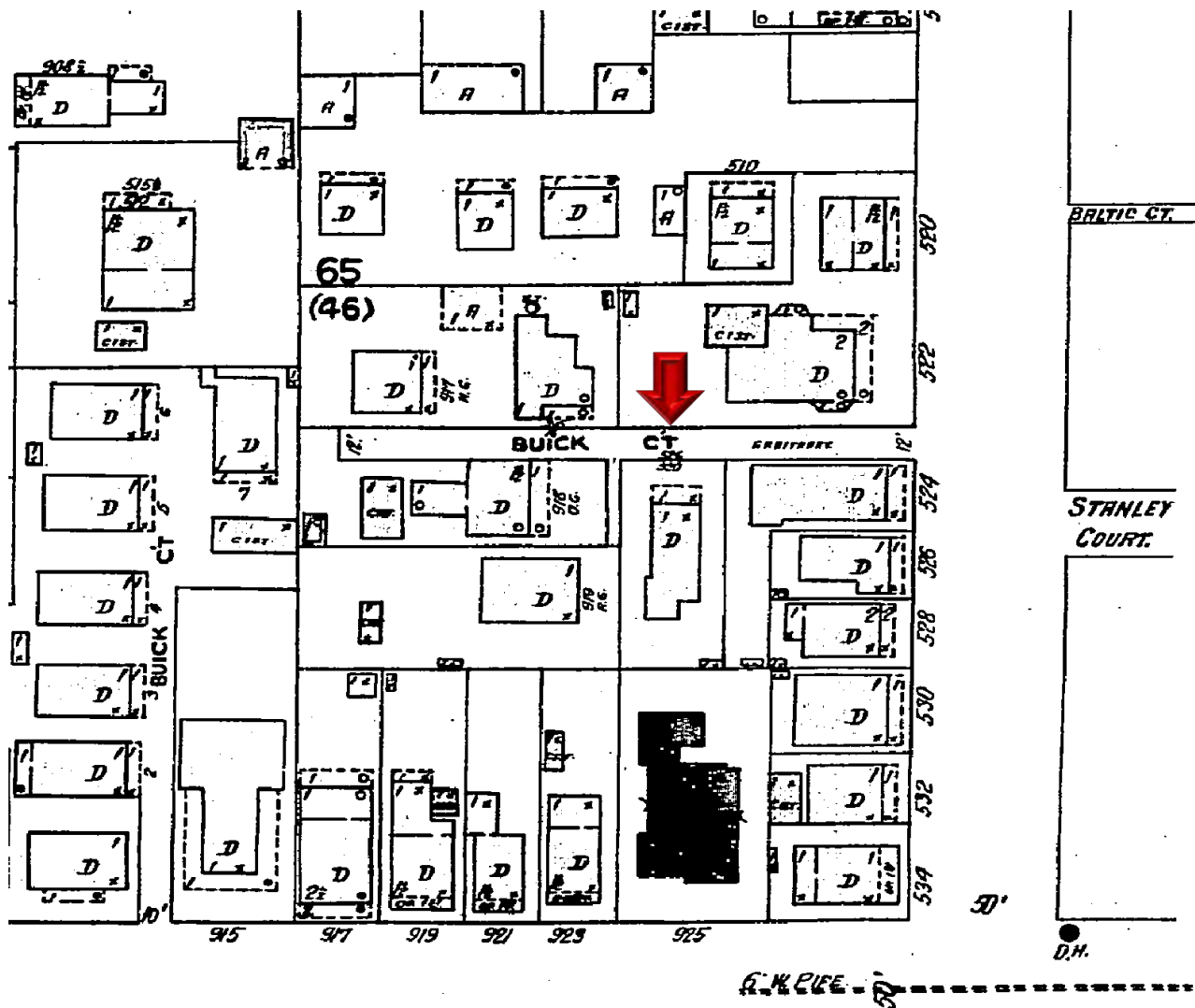
- More than 50% of the front yard space of our property consists of traditional garden landscaping.
- The square footage of stone coverage vs. garden landscape coverage was not changed. Only the shape of the stone and garden landscape coverage was changed. This can be seen in the before and after photographs and work plan drawings.
- The reconfigured stone space is not visible from Grinnell St.
- The limited dimensions of the reconfigured stone space precludes vehicles, other than Smart Car class sized mini vehicles such as our mini Fiat, from maneuvering in to or fitting in the space. This insures that the stone space, and how it is used, is kept within the scale of the lane. It also helped insure that the previously existing hardscape vs. garden landscape coverage percentages in the front of our property remained the same.
- The reconfigured stone space and its opening to the lane is consistent with the other openings and spaces at the end of the lane. In particular at 918 Cornish Lane there is a 9' x 9' opening in the front right hand side of the property. It is covered with black paving stones. Although the owner does not currently park a vehicle in the space, it is a large enough space to accommodate an 5.4' wide x 8.8' long Smart Car vehicle.

Our property at 920 Cornish Lane, with the fence, stone space and garden landscaping changes in place, blends in seamlessly with the charm, character and other features of Cornish Lane and is a positive attribute to the lane, our neighborhood and Old Town. The changes are consistent with the history and tradition of the lane, other properties on the lane, and HARC guidelines. Because of this we have strong approval and support from neighbors who own property on or abutting Cornish Lane. A signed statement of their approval and support is attached.

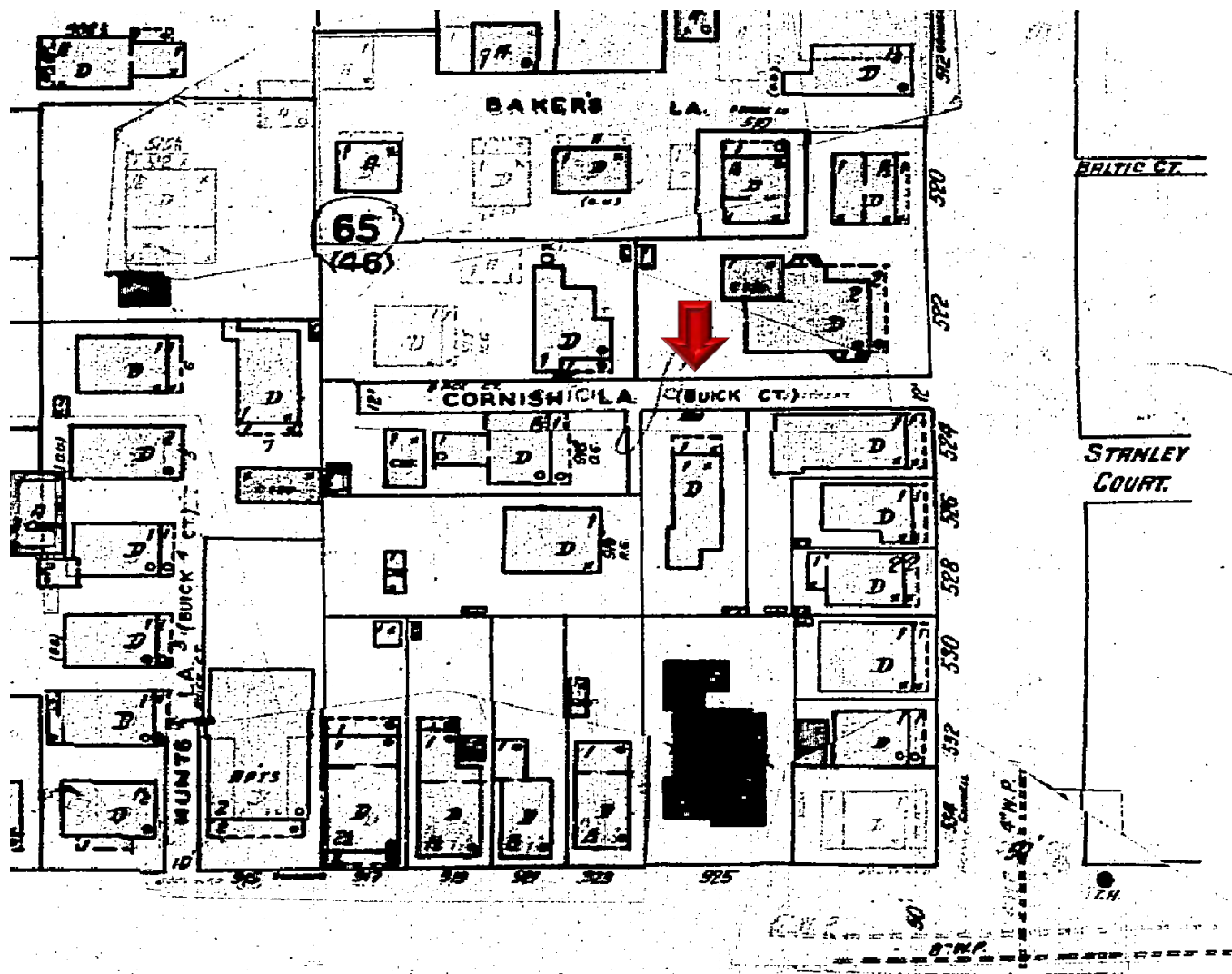
SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



920 Cornish Lane circa 1965



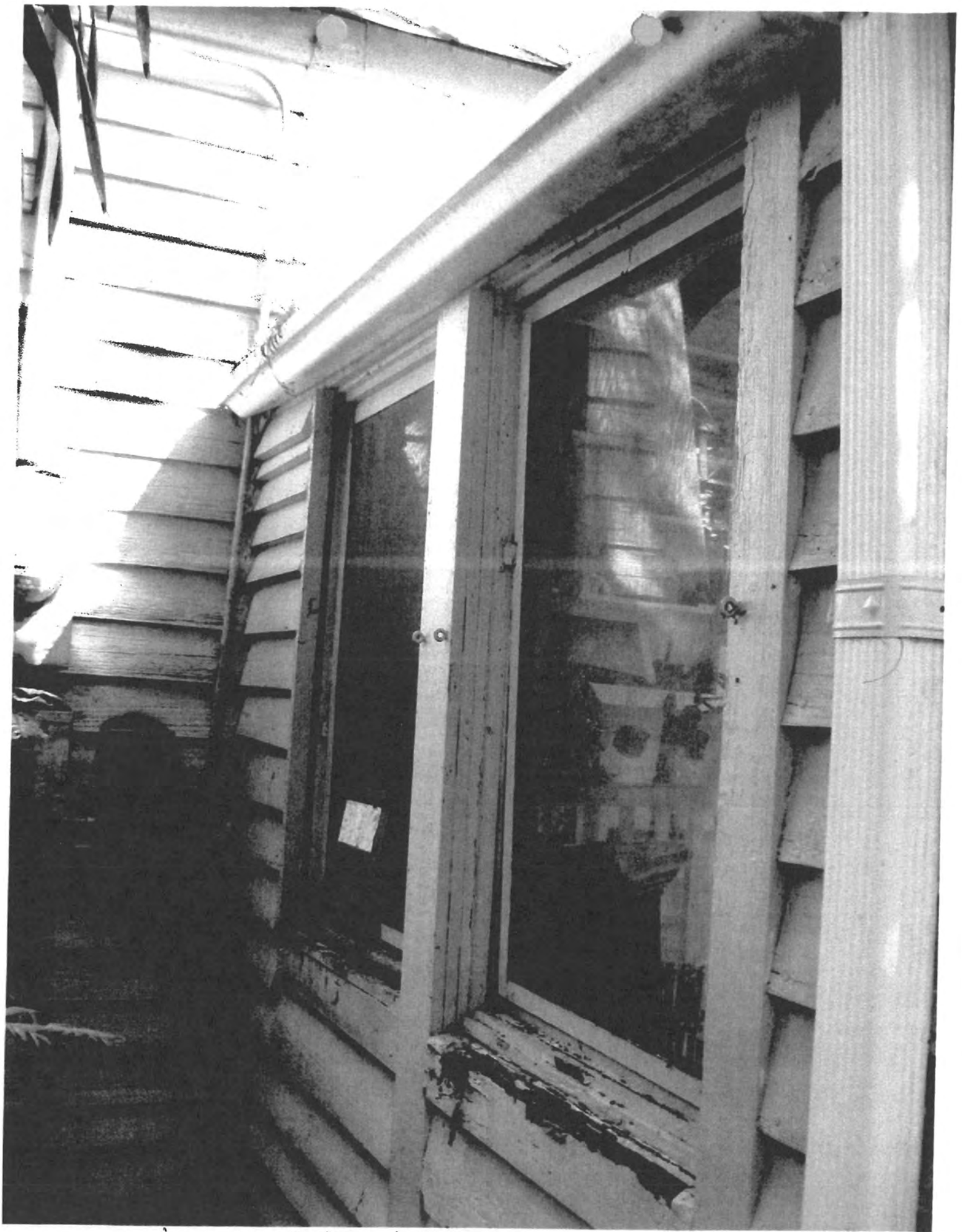
Aerial photograph 1972



Aerial photograph March 1994



Aerial photograph March 12, 1998



SIDE ADDITION IN 2008

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the Applicant)

I, David R. Genest, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

920 Cornish Ln, Key West, FL
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

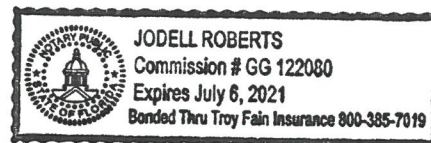
David R. Genest
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 2/11/19 by
date

David R. Genest
Name of Owner

He/She is personally known to me or has presented Florida DL 6523-H6-30 - 329-0 as identification.

[Signature]
Notary's Signature and Seal



Jodelle Roberts
Name of Acknowledger typed, printed or stamped

66122080
Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.


I, John P. Huss, Trustee of the John P. Huss Trust dated January 27, 2012 and David R. Genest, Trustee of the David R. Genest Trust dated January 16, 2007 authorize
Please Print Name(s) of Owner(s) as appears on the deed

Wayne LaRue Smith

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of Owner


Signature of Joint/Co-owner if applicable

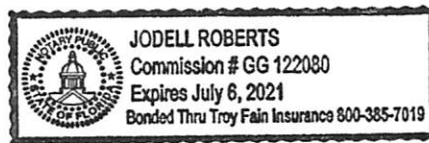
Subscribed and sworn to (or affirmed) before me on this May 20, 2019
Date

by John P. Huss and David R. Genest
Name of Owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Jodell Roberts
Name of Acknowledger typed, printed or stamped



GG122080
Commission Number, if any

Warranty Deed

This instrument prepared by:
Wayne LaRue Smith
The Smith Law Firm
333 Fleming Street
Key West, Florida 33040

MONROE COUNTY DANNY L. KOLHAGE

06/22/2012 12:50PM
DEED DOC STAMP CL: DS

\$0.70

Doc# 1888584
Bk# 2576 Pg# 1357

(Space reserved for recording)

WARRANTY DEED

This Warranty Deed made this 25th day of May, 2012 between John P. Huss, unmarried and David R. Genest, unmarried as joint tenants with full rights of survivorship, whose address is 920 Cornish Lane, Key West, Florida 33040, grantors, **John P. Huss, Trustee of the John P. Huss Trust dated January 27, 2012, as to an undivided 50% interest in the subject property and David R. Genest, Trustee of the David R. Genest Trust dated January 16, 2007, as to undivided 50% interest in the subject property**, whose address is 920 Cornish Lane, Key West, Florida 33040, grantees:

WITNESSETH, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, their heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of Florida, to wit:

EXHIBIT "A"

A parcel of land on the Island of Key West, and known as a part of Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Grinnell Street and run thence Northwesterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 159 feet;
thence Southwesterly and at right angles for a distance of 69 feet to the Point of Beginning;
thence continue Southwesterly along the previous described course for a distance of 31 feet;
thence Southeasterly and at right angles for a distance of 61 feet;
thence Northeasterly at right angles for a distance of 48.73 feet to the Southwesterly face of an existing two story frame structure;
thence Northwesterly with a deflection angle of 89° 10' 52" to the left and along the Southwesterly face of said structure for a distance of 13.89 feet;
thence Northeasterly and at right angles along the Northwesterly

face of said structure for a distance of 1.07 feet;
thence Northwesterly with a deflection angle of $90^{\circ} 49' 08''$ to the
left for a distance of 4.13 feet;
thence Southwesterly and at right angles for a distance of 19 feet;
thence Northwesterly and at right angles for a distance of 43 feet
back to the Point of Beginning.

ALSO

A parcel of land on the Island of Key West and known as a part of
Lot One (1), of Square Forty-six (46), according to William A.
Whitehead's Map of said Island, delineated in February, A.D.
1829, said parcel being more particularly described by metes and
bounds as follows:

Commence of the intersection of the Southwesterly right of way
line of Grinnell Street with the Northwesterly right of way line of
the said Southard Street and run thence Southwesterly along the
Northwesterly right of way line of Southard Street for a distance of
100 feet;
thence Northwesterly and at angles for a distance of 85 feet to the
Point of Beginning;
thence continue Northwesterly along the previous described course
for a distance of 12.6 feet;
thence Northeasterly and at right angles for a distance of 46.8 feet
to an existing wire fence;
thence Southeasterly and at right angle for a distance of 12.8 feet
to a point that is 85 feet Northwesterly of the Northwesterly right
of way line of the said Southard Street;
thence Southwesterly and at right angles for a distance of 46.8 feet
back to the Point of Beginning.

LESS AND EXCEPT

A parcel of land on the Island of Key West, Monroe County,
Florida, and known as a part of Lot One (1), of Square Forty-six
(46), according to William A. Whitehead's Map of said Island,
delineated in February A.D. 1829, said parcel being more
particularly described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way
line of Southard Street with the Southwesterly right of way line of
Grinnell Street and run thence Northwesterly along the
Southwesterly right of way line of the said Grinnell Street for a
distance of 90.00 feet;
thence Southwesterly and at right angles for a distance of 50.00
feet to the Point of Beginning;
thence Northwesterly and at right angles for a distance of 23.00
feet;
thence Southwesterly and at right angles for a distance of 4.2 feet;
thence Southeasterly and at right angles for a distance of 23.00

feet;
thence Northeasterly and at right angles for a distance of 4.24 feet
back to the Point of Beginning.

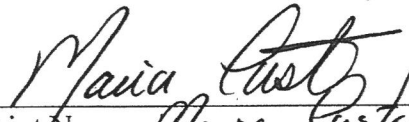
And the said grantor does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

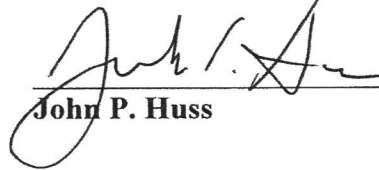
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first
above written.

Signed, sealed and delivered in our presence:

Witnesses:

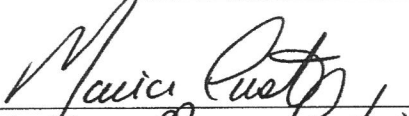

Print Name Christina Gaertner

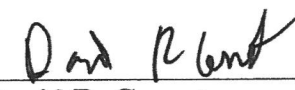

Print Name Maria Castro


John P. Huss

Witnesses:


Print Name Christina Gaertner


Print Name Maria Castro

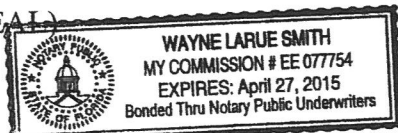

David R. Genest

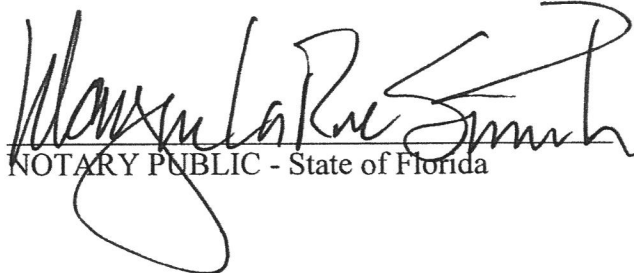
Doc# 1888584
Bk# 2576 Pg# 1359

STATE OF FLORIDA)
) SS.:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this **25th** day of **May, 2012**, by
John P. Huss and David R. Genest, who are personally known to me [] or who produced
_____ as identification.

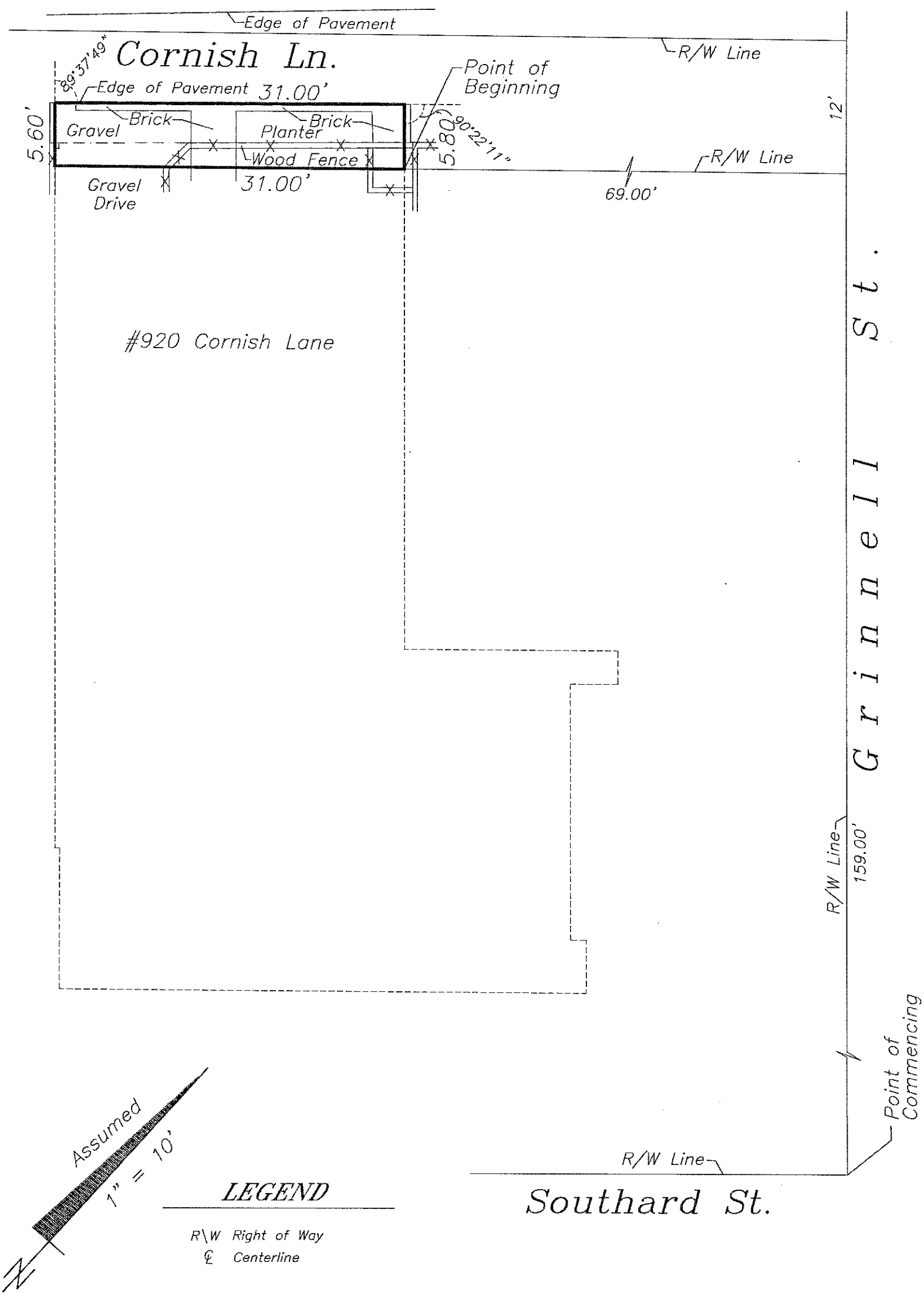
(SEAL)




NOTARY PUBLIC - State of Florida

Specific Purpose Survey

Specific Purpose Survey to illustrate a legal description
of part of Cornish Lane, in part of Lot 1, Square 46,
Island of Key West, prepared by the undersigned



NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Report to illustrate a legal description
of part of Cornish Lane, in part of Lot 1, Square 46,
Island of Key West, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 920 Cornish Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This survey is not assignable.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of Cornish Lane in Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwestern right of way line of Southard Street with the Southwesterly right of way line of Grinnell Street and run thence Northwestern along the Southwesterly right of way line of the said Grinnell Street for a distance of 159.00 feet to the Southeasterly right of way line of Cornish Lane; thence Southwesterly and at right angles along the Southeasterly right of way line of the said Cornish Lane for a distance of 69.00 feet to the Point of Beginning; thence continue Southwesterly along the previous described course for a distance of 31.00 feet; thence Northwestern and at right angles for a distance of 5.60 feet; thence Northeasterly with a deflection angle of 89°37'49" to the right for a distance of 31.00 feet; thence Southeasterly with a deflection angle of 90°22'11" to the right for a distance of 5.80 feet back to the Point of Beginning, containing 177 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: John Huss & David Genest;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 15, 2019

Revised June 7, 2019 to add Edge of Pavement, Planter
and extension of fence line to the SW

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Photos

920 Cornish Lane, Key West, Florida 33040
SITE VISIT



920 Cornish Lane, Key West, Florida 33040
SITE VISIT



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SITE VISIT



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SITE VISIT



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SITE VISIT



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SITE VISIT



920 Cornish Lane, Key West, Florida 33040
SITE VISIT



920 Cornish Lane, Key West, Florida 33040
SITE VISIT



Monroe County Property Appraiser



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 00007670-000000
 Account# 1007943
 Property ID 1007943
 Millage Group 10KW
 Location 920 CORNISH Ln, KEY WEST
 Address
 Legal KW PT LT 1 SQR 46 PP-557 TT-213 G9-512 OR512-1097 OR751-1615/16
 Description OR747-698 OR1693-2093/94F/J OR1716-1779/81 OR1875-1440 OR2551-387/89 OR2576-1357/59
 (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

HUSS JOHN P TRUST 1/27/2012
 920 Cornish Ln
 Key West FL 33040

GENEST DAVID R TRUST 1/16/2007

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$186,741	\$188,770	\$188,650	\$194,580
+ Market Misc Value	\$18,087	\$18,618	\$19,680	\$17,143
+ Market Land Value	\$420,125	\$420,125	\$503,684	\$452,008
= Just Market Value	\$624,953	\$627,513	\$712,014	\$663,731
= Total Assessed Value	\$619,623	\$606,879	\$594,397	\$590,265
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$594,123	\$581,379	\$568,897	\$564,765

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,756.00	Square Foot	31	63

Buildings

Building ID 531
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1204
 Finished Sq Ft 988
 Stories 1 Floor
 Condition EXCELLENT
 Perimeter 138
 Functional Obs 0
 Economic Obs 0
 Depreciation % 3
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 34% HARDIE BD
 Year Built 1928
 EffectiveYearBuilt 2014
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 1
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	128	0	0
DUF	FIN DET UTILIT	88	0	0
FLA	FLOOR LIV AREA	988	988	0
TOTAL		1,204	988	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2003	2004	1	100 SF	2
WATER FEATURE	2009	2010	1	0.5 UT	1
FENCES	2009	2010	1	124 SF	1
RES POOL	2013	2014	1	96 SF	5
WOOD DECK	2013	2014	1	125 SF	2
WOOD DECK	2013	2014	1	144 SF	2
WOOD DECK	2013	2014	1	70 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/25/2012	\$100	Warranty Deed		2576	1357	11 - Unqualified	Improved
1/6/2012	\$705,000	Warranty Deed		2551	387	37 - Unqualified	Improved
7/18/2001	\$225,000	Warranty Deed		1716	1779	Q - Qualified	Improved
12/1/1977	\$12,000	Conversion Code		747	698	Q - Qualified	Improved

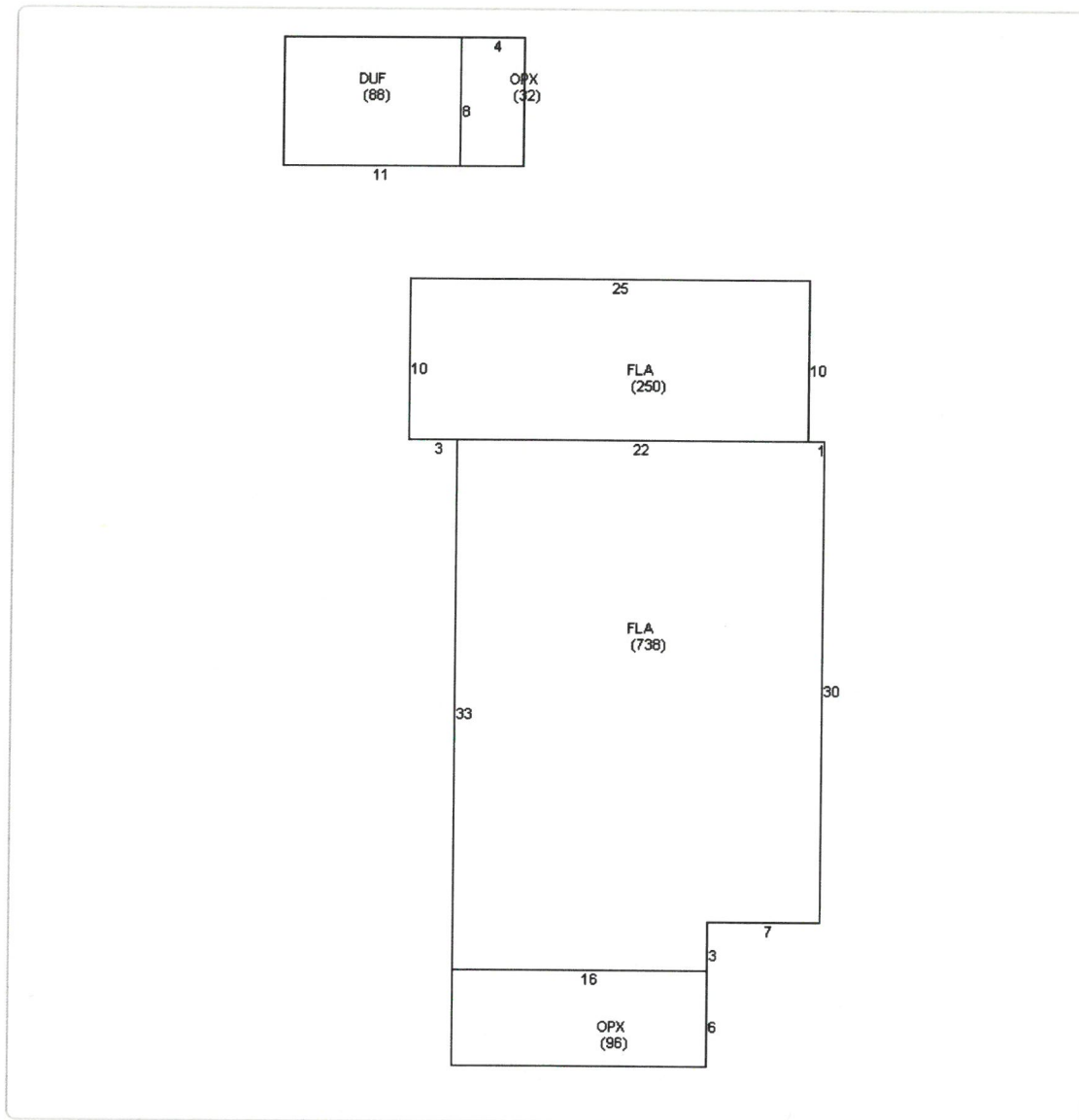
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3141	9/25/2012	4/4/2014	\$1,500	Residential	COMPLETE ELECTRICAL INSTALL OF POOL EQUIPMENT AS PER PLANS INSTALL 100A POOL PANEL, ONE FILTER PUMP, ONE POOL LIGHT & POOL HEATER.
12-3095	9/11/2012	4/4/2014	\$16,000	Residential	DEMO EXISTING PORCH; BUILD NEW DECK AROUND POOL, BUILD 4' WALL TO HIDE POOL EQUIPMENT, INSTALL TWO GATES FOR POOL SAFETY AS PER PLANS.
12-3144	8/28/2012	4/4/2014	\$25,000	Residential	NEW SMALL DIPPING POOL.
09-3018	9/10/2009	12/13/2009	\$1,240		INSTALL 113' OF 6" WHITE K STYLE SEAMLESS GUTTER
09-2764	8/24/2009	12/13/2009	\$4,500		BUILD 88SF NEW TOOL SHED WITH 44SF PORCH
09-2765	8/24/2009	12/13/2009	\$0		INTALL 150SF OF VCRIMP ON TOOL SHED
09-2766	8/24/2009	12/13/2009	\$1,000		WIRE 8x11 NEW UTILITY SHED AS PER PLANS
09-2228	7/27/2009	12/13/2009	\$100		SUBSTITUTION OF ONE WINDOW OF CYPRESS WOOD DIVIDED LIGHT . CONSTRUCTION FOR END OVER PORCH SAME SIZE AS PREVIOUSLY APPROVED
09-2229	7/27/2009	12/13/2009	\$700		REPLACE PORCH BALUSTRADE WITH A REPLICA IN WOOD OF ORIGINAL FOUND UNDER THE HOUSE
09-1388	6/26/2009	12/13/2009	\$11,018		INSTALL 1350 OF VCRIMP
09-1452	6/10/2009	12/13/2009	\$6,500		INSTALL ONE 3.5 TON AC SYSTEM 10 OPENINGS
09-1385	5/19/2009	12/13/2009	\$125,000		REMODEL 900SF OF EXISTING STRUCTURE, ADD 240SF
09-1386	5/19/2009	12/13/2009	\$3,500		ROUGH IN AND SET FIXTURES FOR 2 SHOWERS, 2 TOILETS, 2 LAVS, 1 KITCH SINK, 1 D/W, 1/W/H
09-1387	5/19/2009	12/13/2009	\$12,000		COMPLETE ELECTRICAL FOR REMODEL ADN ADDITION
09-1156	4/22/2009	12/13/2009	\$4,500		DEMO BACK KITCHEN 12X16 RIGHT SIDE 8X20 ONLY
09-1158	4/22/2009	12/13/2009	\$300		CAP OFF WATER & SEWER LINES FOR DEMO
03-2684	8/5/2003	11/17/2003	\$1,200		REPLACE SEWER LINE
9600809	2/1/1996	11/1/1996	\$500		CP

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[Trim Notice](#)**2018 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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