

MEMORANDUM

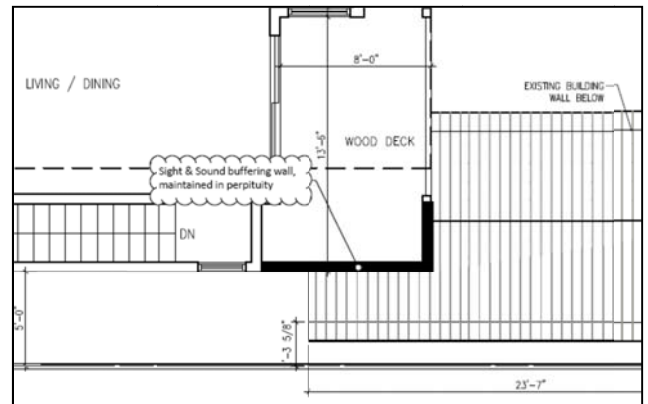
Date: 05/21/15
To: Key West Planning Board
From: Owen Trepanier
CC: Key West Planning Department
Gregory Oropeza, Esq.
Re: **805 Olivia - Variances**



The below conditions, if adopted, will allow the owner 811 Olivia to fully support the request for variances at 805 Olivia.

1. Rear Second-story deck: "Applicant shall, in perpetuity, either enclose the rear deck making it interior space with no non-translucent windows on the side adjacent to 811 Olivia or wall the open side of the porch on the East side of the rear porch similar to the previously proposed design as depicted below. Applicant shall construct a buffer structure to shield both the sight line and buffer sound."

2. Second story windows adjacent to 811 Olivia: "Applicant shall install and maintain in perpetuity a translucent window on the rear of the East Elevation or remove the window entirely. Additionally, applicant may relocate the window with approval from the owner of 811 Olivia Street."



3. Mechanical Equipment: "Applicant shall not locate mechanical equipment on the East side of the house, without written approval from the owner of 811 Olivia."

4. Tree: "Locate the proposed structure away from the Strangler Fig's root and canopy system to the maximum extent practicable, but no less than 24 feet from the front property line as previously proposed and previously approved by HARC; and prior to any further trimming or construction, the City's Urban Forester shall analyze the Strangler Fig, evaluate and make a recommendations on supervised trimming, building footprint location, and excavation extent and technique; and the new foundation shall be designed in a manner that eliminates the potential negative impacts on the tree and its root system."

5. "The conditions herein may be enforced pursuant to Sec. 18-615."