
From: Mary Anderson [mailto:manderso@keywestcity.com]
Sent: Tuesday, August 16, 2011 2:58 PM
To: Don Craig
Subject: 512 Margaret St. - Fire Marshal's Office

August 16, 2011

Donald L. Craig, Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: After the Fact Variance Request
512 Margaret Street, Key West, Florida 33040

Dear Mr. Craig,

After concerns discussed at the last planning commission meeting. The applicant and myself discussed the possibility of moving the Air Conditioning units to the second floor balcony off the master bedroom. After reviewing the dimensions of the balcony I cannot support and would advise against the placement of the units on the second floor balcony. Due to an access panel on the balcony, the units would have to be placed directly in front of the door leading to the balcony. This placement would create a life safety issue as the balcony is the primary escape route in the event of an emergency on the second floor.

As the Fire Department stated at the DRC meeting, we have no objection to leaving the units where they are currently, so long as the size of the units is not increased in the future.

If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

Alan Averette
Fire Inspector



THE CITY OF KEY WEST

Building Department

P.O. Box 1409, Key West, FL 33040
809 -3956 Bldg. Dept.

August 11, 2011

Donald L. Craig, Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: After the Fact Variance Request
512 Margaret Street, Key West, Florida 33040

Dear Mr. Craig,

After learning of the concerns raised at the last planning commission meeting. The applicant and myself met at the subject property to discuss the placement of the units on the second floor balcony and the roof of the structure.

The second floor balcony provides access to electrical and mechanical components for the master bedroom plumbing, for the bathroom fixtures and spa tub. Per the manufacturer's specifications, there must be three feet of clearance at all times to the access panel. Taking this into consideration, the placement of the units would then be in the set back of the property. We discussed the possibility of moving the units towards the door, but this again would impede access to the panel and require the units to be placed within the set back.

Due to the pitch and size of the roof, any units placed on the roof would be required by building code to have a metal railing system surrounding the units for safety.

If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in cursive script that reads "Terence N Richardson".

Terence N Richardson
Mechanical Building Inspector

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

INTERNAL MEMO

TO: Donald Leland Craig AICP
Planning Director

FROM: Enid Torregrosa, MSHP
Historic Preservation Planner

DATE: August 16, 2011

SUBJECT: #512 Margaret Street
Air conditioners condenser units
Certificate of Appropriateness No. 11-01-822

On July 22, 2011 an after the fact Certificate of Appropriateness was submitted for the installation of air conditioners condensers units and pool pumps on the side of the main building located at #512 Margaret Street. I staff approved this application on June 23, 2011.

In the event that a revised application to install condenser units on the roof of this historic and contributing resource staff will have the following comments;

1. Florida Building Code requires that mechanical equipment that is installed 10' or higher from ground level and 10' or less from the roof's eaves will need safety railings for maintenance purposes. If the roof has a slope the units will also need to be installed over a platform, adding height to the mechanical equipment. This requirement is for both commercial and residential buildings

I understand that in this particular case leaving the mechanical equipment in the ground will be a more appropriate solution. The installation of safety railings and a platform over a historic roof will change the roofline of the contributing house and will detract from the historic urban fabric. The installation of mechanical equipment of the roof will have an adverse effect on this historic house.