

Kelly Perkins

From: Susan Cardenas <susan@keyslaw.net>
Sent: Friday, October 21, 2016 5:12 PM
To: Enid Torregrosa; Bryan Green
Cc: HARC; Kelly Perkins
Subject: 1322 Olivia Street - Objection
Attachments: Objection 1322 Olivia (10.21.16).pdf

Dear Enid and Chairman Green:

Please see the attached objection to the application for after-the-fact installation of window air conditioning units at 1322 Olivia Street which is scheduled for next week's HARC meeting.

Thank you for your kind consideration of this matter.

Susan M. Cardenas
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Telephone: 305.294.0252, ext. 4
Facsimile: 305.292.5442
E-mail: susan@keyslaw.net
www.stonescardenas.com

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My husband, Bill Belobraidich and I live at 902 Florida Street, directly next door to **1322 Olivia Street, Key West, FL**. I/We strongly object to the application for HARC approval for after-the-fact installation of window air conditioning units for this property.

Window air conditioner units are not appropriate on either the front or street-side façade of this building in the historic district.

Olivia Street was the front facade of the building until the owner re-characterized Florida Street as the “front” of the building in order to avoid the necessity of a front setback variance in connection with renovations done in 2015. The installation of the air conditioner units on a street-side façade of this building (either Florida Street or Olivia Street) is inappropriate given its location on a corner.

The window air conditioner units have not been placed in openings that align with the existing historic window frames.

As evidenced by the attached elevation sketch and photos pulled from the HARC application for renovations in 2015, these units are not mounted in openings that align with the “existing historic window frames.” One unit is installed in a window which was cut into the Olivia Street façade where no window opening existed previously. The second unit was cut into the siding on the first floor and is not in any window frame, existing or otherwise.

The window air conditioner units have not been mounted out of sight of the public right-of-way.

The units are mounted within sight of both the Olivia Street and Florida Street rights-of-way.

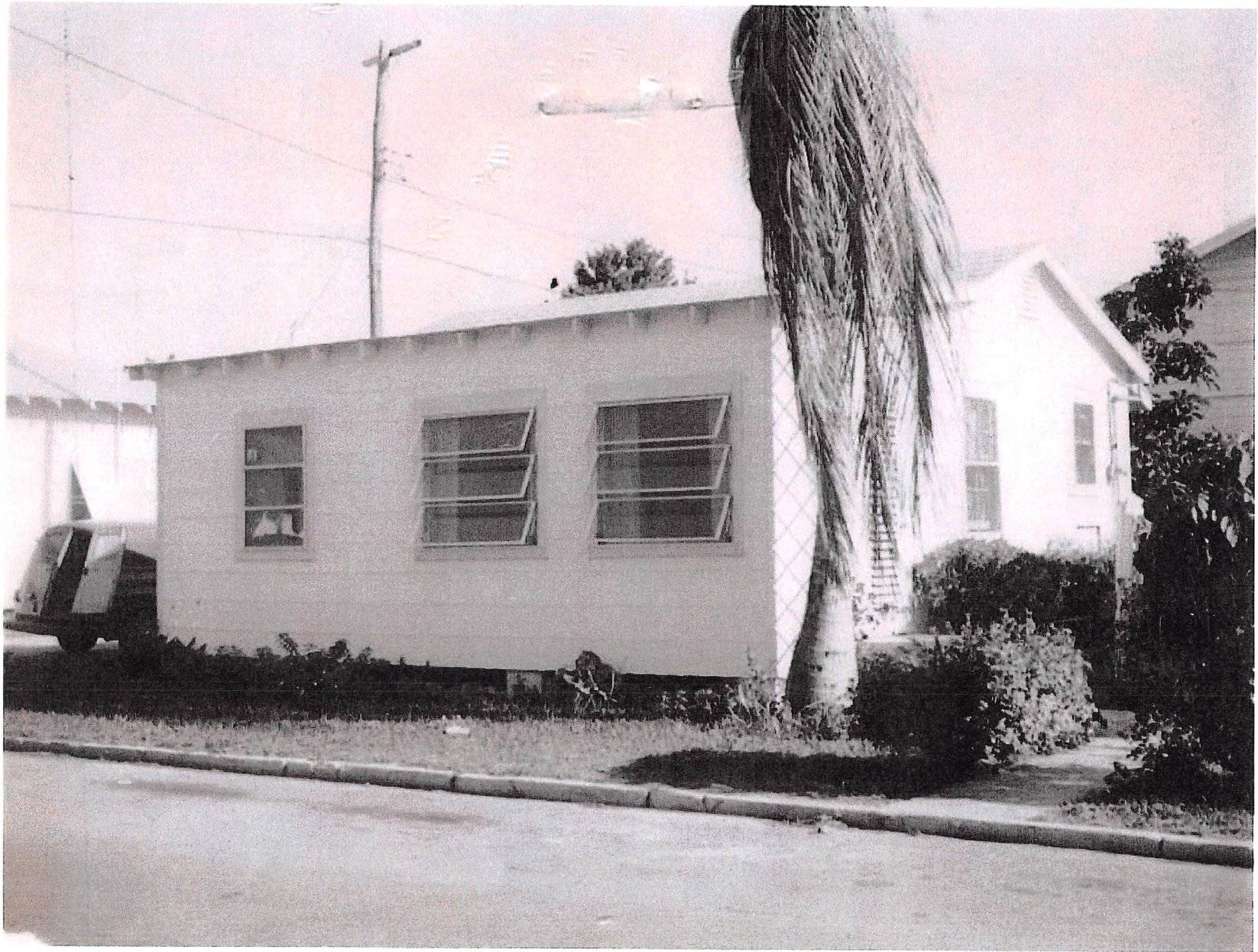
This property is already overbuilt, the density exceeds current regulations, and the setbacks violate the requirements of the City’s Land Development Regulations, all to the detriment of the adjoining property owners and the neighborhood in general. The applicant could have made provision for air conditioning as part of the total renovation of the building in 2015. The fact that he did not, does not now create a “hardship” sufficient to support after-the-fact approval.

In 2015, the applicant was cited by the City’s Code Compliance department for unpermitted work in connection with the second floor windows facing Olivia Street (covered with plywood in the attached photo). Notwithstanding the foregoing, these air conditioning units were installed without permits or required approvals. The applicant’s flagrant violation of the City’s laws should not now be rewarded with after-the-fact approval, particularly where the design is inconsistent with HARC guidelines.



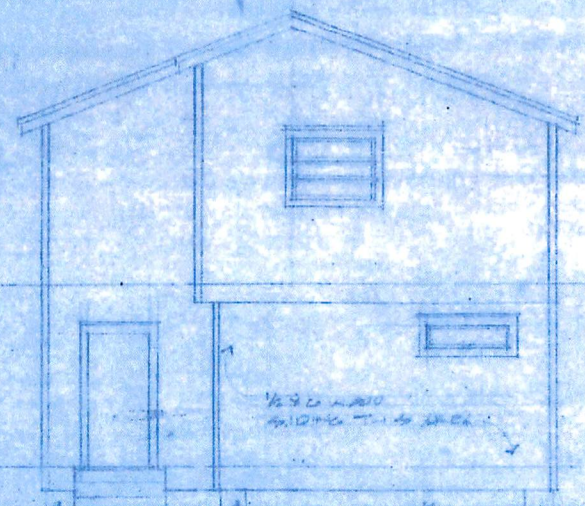
Susan M. Cardenas
902 Florida Street
Key West, FL 33040

October 27, 2016
Date

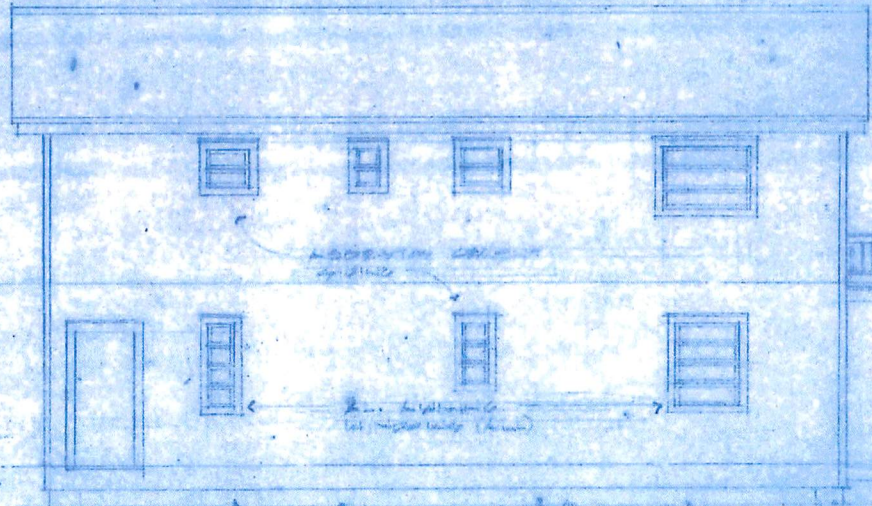


1965 Property Appraiser's Photograph

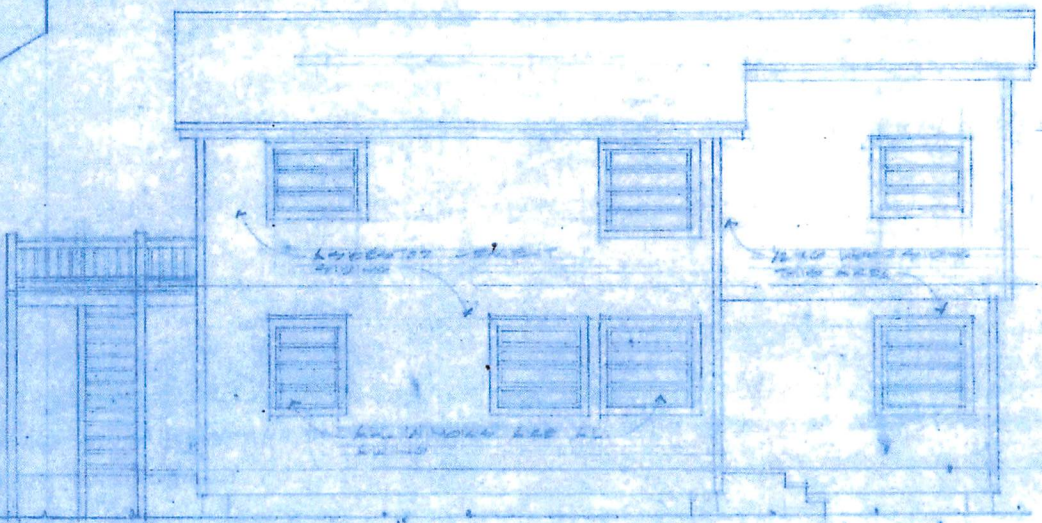




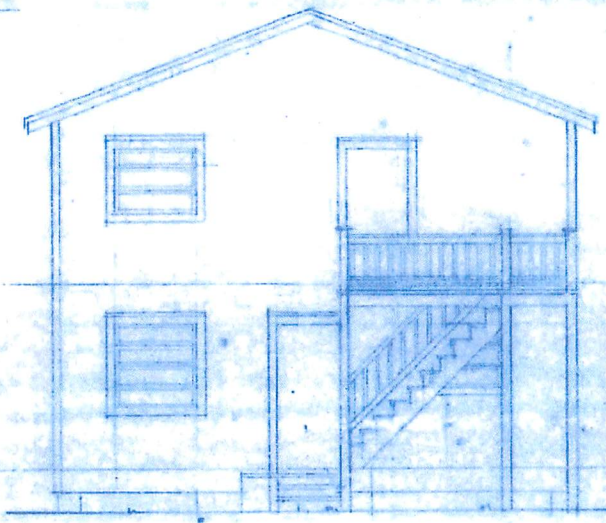
FRONT ELEVATION (EXISTING)
1/2" = 1'-0"



LEFT SIDE ELEVATION (EXISTING)
1/2" = 1'-0"



RIGHT SIDE ELEVATION (EXISTING)
1/2" = 1'-0"



REAR ELEVATION (EXISTING)
1/2" = 1'-0"

911 211 01

Kelly Perkins

From: Enid Torregrosa
Sent: Monday, October 24, 2016 8:39 AM
To: Kelly Perkins
Subject: FW: !322 Olivia Street-Objection
Attachments: Objection 1322 Olivia (10.21.16).pdf

Enid Torregrosa-Silva
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 330140-1109
305.809.3973

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From: Sheldon Davidson [mailto:sdavidson13@yahoo.com]
Sent: Friday, October 21, 2016 8:48 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; Bryan Green <greenusa@me.com>
Subject: !322 Olivia Street-Objection

Dear Enid and Chairman Green:


Susan Server and I reside at 1312 Olivia Street, We join the growing, angry chorus of our neighbors who live in the Meadows in objecting to the application for HARC's "after-the-fact" approval of the installation of window air conditioning units for 1322 Olivia Street.

We have read the attached letter of attorney Susan Cardenas and her husband and we adopt their keen analysis of the situation and the arguments presented against approval.

Isn't it time that we stop such after-the-fact requests for approval of non-permitted work on residences and other buildings in the historic district? There is no hardship to the builder/owner who could have avoided such window units with adequate planning during the extensive renovations. This is nothing more than, to use a football analogy, an end-around play.

Thank you.

Sheldon Davidson



Susan H. Server
1312 Olivia Street
Key West, FL 33040
305-295-3560

My husband, Bill Belobraidich and I live at 902 Florida Street, directly next door to **1322 Olivia Street, Key West, FL**. I/We strongly object to the application for HARC approval for after-the-fact installation of window air conditioning units for this property.

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The units are mounted within sight of both the Olivia Street and Florida Street rights-of-way.

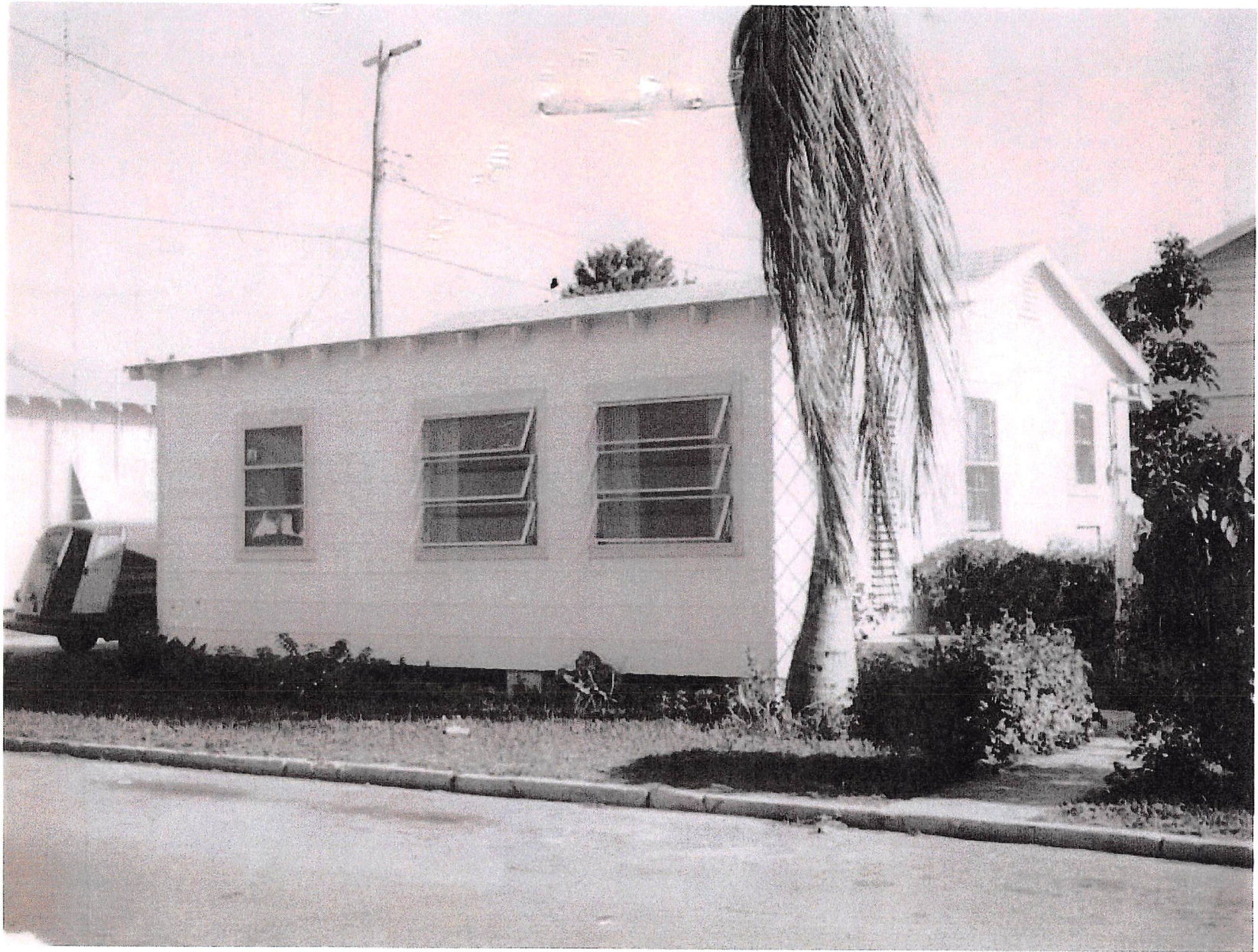
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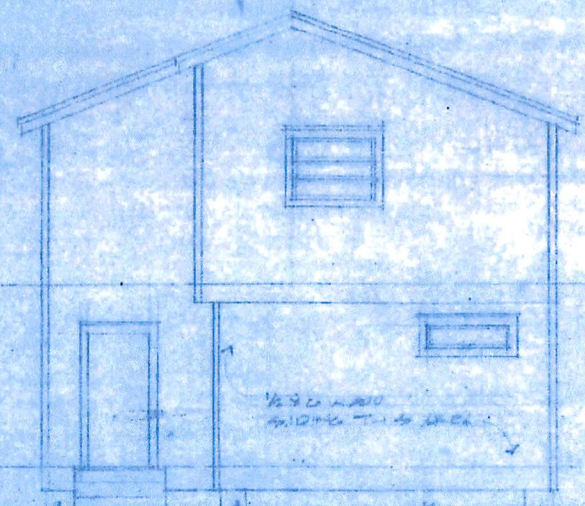
Susan M. Cardenas
902 Florida Street
Key West, FL 33040

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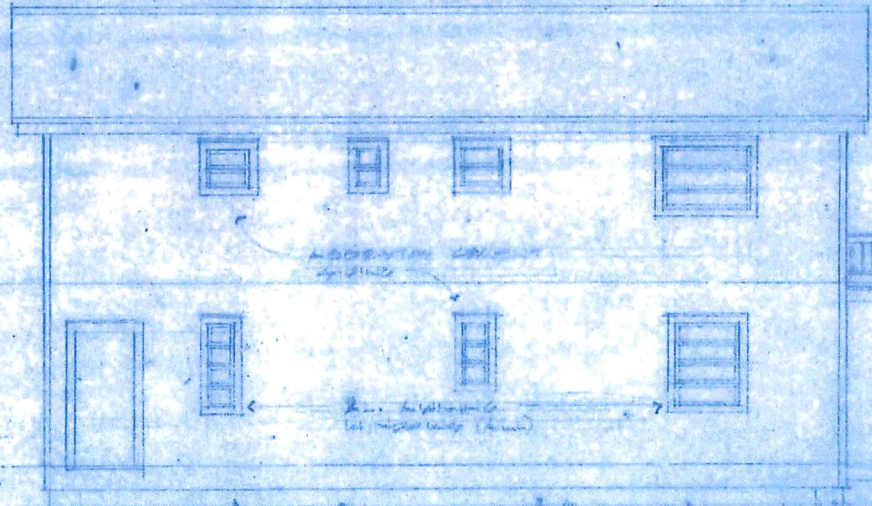


1965 Property Appraiser's Photograph

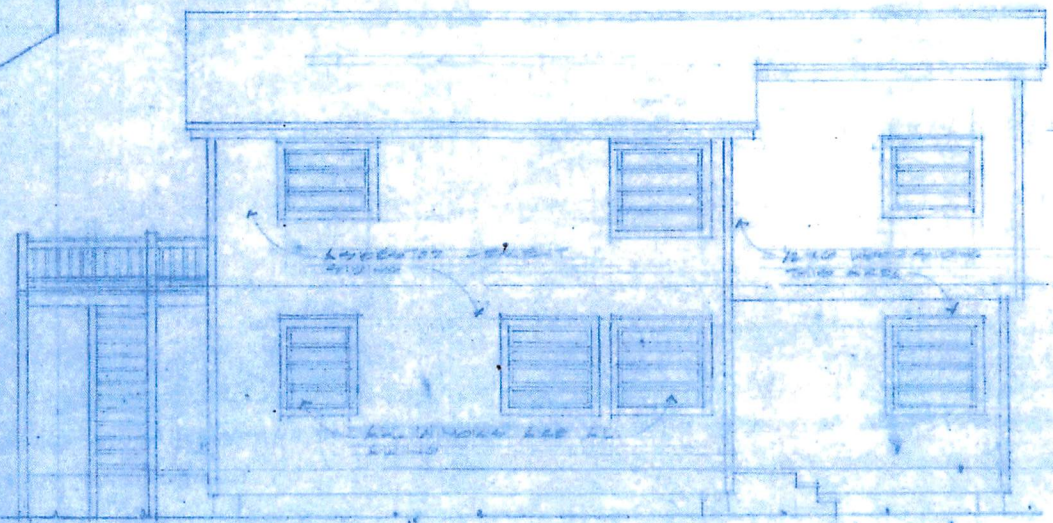




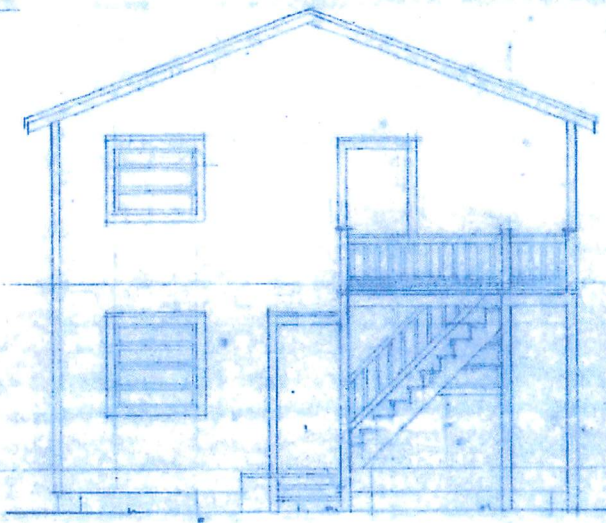
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14'-0"



LEFT SIDE ELEVATION (EXISTING)
14'-0"



RIGHT SIDE ELEVATION (EXISTING)
14'-0"



REAR ELEVATION (EXISTING)
14'-0"

911 211 01

Kelly Perkins

From: jcwkeywest@comcast.net
Sent: Saturday, October 22, 2016 1:11 PM
To: Enid Torregrosa; Bryan Green
Cc: HARC; Kelly Perkins
Subject: 1322 Olivia Street - Objection
Attachments: 1322 AC HARC Objection.docx

Dear Enid and Chairman Green:

Please see the attached objection to the application for after-the-fact installation of window air conditioning units at 1322 Olivia Street which is scheduled for next week's HARC meeting.

Thank you for your kind consideration of this matter.

Regards


Jeff & Rosi Ware

My wife Rosi and I live at 1400 Olivia Street, directly across the Florida Street/Olivia Street intersection from 1322 Olivia Street, Key West, Florida. Therefore we would both like to take this opportunity of lodging our formal objection to the application for HARC approval for after-the-fact installation of window air conditioning units for the property at 1322 Olivia Street, Key West, Florida.

I believe that for window air conditioning units to be installed at 1322 Olivia Street, and be within code compliance, they cannot be mounted on a street-side façade of a building in the historic district of Key West. Furthermore they cannot be mounted within plain sight of the public right-of-way. The window air conditioning units at this property are clearly mounted on the street-side façade, and in plain sight of all public right-of-ways, and therefore do not comply with HARC guidelines.

During the extensive renovation of this property the owner and his design/construction crew cleared the structure of all internal walls both on the ground floor and the second floor. The new room layout constructed on both floors then lead to the only mounting option for window a/c units to be on street-side facades. It must be noted that this was TOTALLY within their control and not forced on them in any way. To me, they clearly made the decision during renovation to violate city codes and mount the window a/c units as they have.

Therefore, the applicant's flagrant violation of the City's laws must not now be ignored by granting them after-the-fact approval. The window a/c units must be removed so that the property is consistent with HARC guidelines.



Jeffrey Ware
1400 Olivia Street
Key West, FL 33040

October 22nd, 2016
Date

Kelly Perkins

From: Robert Wood <bob.wood63@yahoo.com>
Sent: Tuesday, September 20, 2016 1:28 PM
To: Enid Torregrosa; HARC
Subject: #1322 Olivia Street - Michael Skoglund (H16-01-0975)

In respect to the review of the "after the fact AC units", which are installed in the 1322 Olivia structure, on the Olivia Street side. I am voicing my strong disapproval for the installation of these units, and the complete lack of ascetics. This is basically ugly!

This needs to be rectified by the owner of the building, and I urge the HARC commission to help preserve our lovely neighborhood by enforcing the guidelines of our historic area.

Thank you for your service to our island community!

Bob Wood and Jim Morris
1317 Olivia Street
Key West, FL 33040

Kelly Perkins

From: Enid Torregrosa
Sent: Tuesday, September 20, 2016 2:15 PM
To: Kelly Perkins
Subject: FW: 2nd attempt for HARC meeting 1322 Olivia

FYI

Enid Torregrosa-Silva
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 330140-1109
305.809.3973

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From: Daniel Bready [mailto:dbready@aol.com]
Sent: Tuesday, September 20, 2016 2:06 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: 2nd attempt for HARC meeting 1322 Olivia

Here you go...
Thanks

Dan

HARC Committee

#1322 Olivia St
Key West, FL

After-the-fact- Installation of two window air conditioning units - #1322 Olivia Street - Michael Skoglund (H16-01-0975)

In reference to the after the fact installation of window air conditioning units I ask that the Committee deny this application. The units are VERY visible from Olivia and Florida Streets. Obviously an attempt at an inexpensive fix, this **eyesore** is a blatant disregard for the ascetics of our lovely neighborhood and certainly does not meet with our historic guidelines!!

I respectfully ask the committee to redirect this developer (again), and suggest installing a system that is in keeping with the neighborhood and the rest of Historic Key West.

Dan Bready

1319 Olivia St

Key West FL 33040