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February 28, 2017

Ms. Althea Jefferson
Manager / Planning and Zoning Department
City of Hallandale Beach
 400 South Federal Highway
 Hallandale Beach, Florida 33009

RE: Terrinoni Residence - Outdoor Bar-B-Que - Kitchen
@ 466 Alamanda Drive - Golden Isles
Request for Variances for RS-5
Side & Rear Setback Requirement & Landscape Green Area Variance
Justification Letter for Variance
 Project No. 17-466

Dear Ms. Jefferson,

3. LANDSCAPE GREEN AREA REQUIREMENTS

The Terrinoni Residence received a building permit for the main Structure and Pool area in 2015. In the design of the house consideration was taken to provide wood decking covering areas with open ground and gravel areas to meet the landscape requirements. Also the house itself has a larger side setback from ten feet (10'-0") to thirteen feet six inches, (13'-6") to increase the landscape areas on the sides. The Owner is requesting to lessen the fifty percent landscape green area requirement for the site, to 39.06 percent. The Addition to the pool area by adding a Outdoor Kitchen area which is open on three sides and is covered, facing the pool area with a wall on the west side, decreases the green area requirement, by 450 square feet or 3.00 percent. (SEE TABLE OF AREAS) The swimming pool area is an out door area used twelve months out of the year and cooking out doors is a great think to do with the weather that we have in Florida. The out door kitchen most of the time is just open without a roof, but with the rain and weather its a great idea to cover the area, of a lighted dinning area as well. The single family hose was built to replace an existing structure. The neighborhood area is going through a revitalization in which these old homes are demolished and new homes build, for accessibility to the Hallandale's waterway system and boating needs. The pool area again on the original house drawings is the basic rectangular pool and patio areas. The actual construction like most houses is an entertainment area and ethically pleasing area. The Owner is providing Landscaping above the City Code requirements to compensate for this lesser green areas.

Variance Green Areas - Terrinoni Residence
466 Alamanda Drive
Page Two

This area is a very unusual area in the City, since the Existing Canal Waterway is one-hundred and twenty (120) feet wide. Along with the rear yard set back of forty (40) feet the homes are actually separated by 200 feet. The code we believe is intended for most areas of the City, so that the homes are separated by a nominal dimension to prove a level of privacy. Since in this area of the City the homes are on the waterway and most homeowner's have a large fifty foot boat or yacht in the backyard.

The justification for the Landscape Green variance is as follows:

Justification

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district.

The major portion of the side setback area s for the house were increased for ten feet (10'-0") to thirteen feet and six inches (13'-6") . This helps adding green area where green area are needed to separate the homes from one another. seven foot (7'-0") setback as compared to the required ten (10'-0") foot setback encroachment of three feet (3'-0") feet does not adversely affect the setback requirement. Since the main house has a larger required than required setback of three feet six inches (3'-6"). this helps in the look of the su side yard. The neighborhood has similar homes that have a pool and decking, since the areas are on a waterway boating plays an important feature for the area, since boats and water ways lead to the ocean.

No other land is available in order to make the lot any larger.

The Variance again will not adversely affect the operation or the surrounding neighbors.

The neighborhood area is going through a revitalization in which these old homes and lots and structures are being re-built and refurbished and properties are built, for community needs.

2. That the special condition and circumstances do not result from the action of the applicant.

The property was designed for a pool deck and like other homes a Bar-B Que area is a new site feature that a lot of homes are utilizing for out door pleasure and dining. The to door Kitchen is faces a green area of the adjacent house, and the western house is a corner lot which faces mostly west and not to the north. The existing home to the west is set up to the use the western portion of the lot. The lot is a Single lot with no other vacant lots adjacent to the site. The Variance includes a letter from this western owner at stating they have No Objections to the Out Door Kitchen., and setback. The Terrinoni Residence owner has talked to this adjacent owners, before filing this Variance request, to insure no neighbor is objecting to the Bar-B-Que Plan.

3. That granting the variance requested will not confer on the applicant any privilege that is denied by the Code to other lands, buildings, or structures in the same district.

The property again is just a single lot, and the surrounding areas will not be adversely affect by this. The total setback on the side yard for two adjacent homes is twenty (20) feet. This area is a very unusual area in the City, since the Existing Canal Waterway is one-hundred and twenty (120) feet wide. Along with the rear yard set back of forty (40) feet the homes are actually separated by 200 feet. The code we believe is intended for most areas of the City, so that the homes are separated by a nominal dimension to prove a level of privacy. Since in this area of the City the homes are on the waterway and most homeowner's have a large fifty foot boat or yacht in the backyard.

The variance will not allow others to provide any less setbacks, where it is not available. Again this area is going through revitalization, and any and all improvements are enhancing the area. These property owners of the importance are encouraged for the redevelopment of the Golden Isles property. The open space area will still be within the Code requirements. The variance will not allow others to provide less landscaped areas but to inform the other property owners of the importance of the landscaped areas for the property and designing the proper walkways and pool areas during the design phase is more forcefully stressed.

4. The literal interpretation of the provisions of the Code would deprive the applicant the rights commonly enjoyed by other properties in the same zoning district under the terms of the Code, and would work unnecessary and undue hardship on the applicant.

The Code requirement states that the green areas be fifty percent with the addition of the adjacent Street Swale areas a a ten 10 % percent credit towards the lots green areas, This difference is relatively small.

The swimming pool area is an out door area used twelve months out of the year and cooking out doors is a great think to do with the weather that we have in Florida. The out door kitchen most of the time is just open without a roof, but with the rain and weather we have, its a great idea to cover the area, of a lighted dinning area as well.

5. That the variance granted is in the minimum variance that will make possible the reasonable use of the land, building, or structure.

The variance granted is the minimum that could be allowed for the use of this property. The improvements to the property will enhance the surrounding areas.

Variance Green Areas - Terrinoni Residence
466 Alamanda Drive
Page Four

6. That the granting of the variance will be in harmony with the general intent and purpose of the Code.

Granting the variance for the lessened landscape green area requirement will still provide a pleasant looking parcel and, that is being improved and will provide a better appearance for the neighborhood and the property. Granting the variance will provide a pleasant looking the site and pool deck with a better appearance for the neighborhood and property.

7. That such variance will not be injurious to the area or otherwise detrimental to the public welfare.

The variance will not harm any of the adjacent properties and the City overall, but by the new construction regulations provides a better improved property for the neighborhood, as compared to the surrounding properties and also retains better use and look of the property.

TABLE OF AREAS


	<i>Percentages</i>
1. Lot Area: 150 Ft. By 100 Ft. = 15,000 Square Feet	100 %
<u>SOLID IMPERVIOUS AREAS</u>	
2. Building Area: 5,285 Sq. Ft	35.23 %
3. Entrance Driveway: 400 + 115 + 560 = 1,075 Sq. Ft.	7.17 %
4. Front Entrance: 40 Sq. Ft.	0.27 %
5. AC/ Pool Equipment: 4 Ft. x 4 Ft. X 5 = 80 S	0.53 %
6. House Rear Covered Area: 378 Sq. Ft.	2.52 %
7. Pool: 600 Sq. Ft.	4.00 %
8. Pool Deck: 802 Sq. Ft.	5.35 %
9. Existing Seawall: 4 Ft. X 100 Ft. = 400 Sq. Ft.	2.67 %
10. Concrete Bands / Planters: 180 Sq. Ft.	1.20 %
Sub Total	58.94 %
<u>GREEN PERVIOUS AREAS</u>	
<u>Before Out Door Kitchen</u>	<u>41.06 %</u>
++ CREDIT FOR STREET SWALE AREA 100 -18 = 82 Ft. X 19 Ft. =	
1,558 Sq. Ft @ 10 % = 158 Sq. Ft. = + 1.0 %	
<u>LESS - ADDITION OF OUTDOOR KITCHEN</u> 25 Ft x 18 Ft. = 50 Sq. Ft. = -3.00 %	
TOTAL GREEN AREAS AFTER = + 0.10 - 3.00 + 41.06 % % = 39.06 %	

Variance Green Areas - Terrinoni Residence
466 Alamanda Drive
Page Four

The rear yard is 40 feet by 100 feet or 4,000 square feet, and the required landscape percentage in this area is 15 percent or 600 square feet the site has over 1,300 square feet of landscape areas.

If you have any questions, please feel free to contact this office.

Very Truly Yours,
Charles O. Buckalew
Consulting Engineering Services, Inc.


Charles O. Buckalew
President Florida Reg. No 2484

SUMMARY:

1. Side Setback: Required 10 Feet > Provided 7 Feet

Justification: Provided Additional Side Setback on major portion of Building

2. Rear Setback: Required 40 Feet > Provided 5 Feet

Justification: Distance between Rear Properties is Over 120 Feet across Canal Section.

3. Landscape Percentages: Required 50 % > Provided 39 %

Justification: The required setbacks in this Zoning District are 10 feet sides, 25 feet front and 40 feet rear, this total 54.67% . Adding a small driveway of 450 feet lessens the percentage by 3.0 % totally 51.67 percent. Adding any additional garage drives of 625 Square feet lessens the percentage by 4.2 % totaling 47.47 Percent. This is without any Pool or Decks in the rear area. Adding a Pool deck area of 1,300 square feet brings the total to the 39 Percent.