

Att: City of Hallandale/Variance Committee

May, 13, 2019

Property: 413 SW 2ND ST HALLANDALE FL 33009

This letter is to request a variance to legalize the construction of my covered patio porch in the back of my property. I have received a notice of violation issued for structure of it for which this variance request is necessary. I am submitting this document as the sole owner of this property in order to legalize my covered patio porch which was constructed not in accordance to the code of ordinances for a single-family home.

This covered patio porch was constructed by my now ex-husband some time ago. I did not have any knowledge of this construction being done without the proper authorization by the city. However, this covered patio porch provides protection for my family. I have small kids and the porch provides shade to the back of the house where the kids can play and be protect from the hot days we always experienced in South Florida. The back of the house, where the patio porch is located, it's also protected against the heat, as a result, keeps the house cooler helping to save energy. This patio is a great asset to the house and my kids in order to preserve energy and for them to be able to play under shade preventing sun burn or heat stroke, both dangerous and common for kids to experience here is South Florida.

The shed in the back of the house brought in for storage will be removed from the property's backyard.

As a single mother, I would like you to consider to please approve this variance in order for my kids to continue to be safe and able to enjoy outside playtime which it's so necessary for their growth. I hope you can understand my plead and let us continue to enjoy the covered patio porch.

Thank you,

Yamilka Cordovi

954-850-5370

Att: City of Hallandale/Variance Committee

May, 13, 2019

Property: 413 SW 2ND ST HALLANDALE FL 33009

1-Describe what special conditions or circumstances affect your property building and how these are different from those of neighboring properties.

The properties around my house all have covered patio porch. It's a great asset to the house for it helps to decrease energy and provided shade. The condition of the porch in relation to zoning could affect the property based on property lines and how the construction needs to follow the setbacks and guidelines set by the city which requires the permit in order for all these to be followed. Also, the green zone can be affected but luckily my house is in the corner street and has a lot of green area on the side with two big trees.

2-State whether the need for a variance was caused by something you did on the property or is the situation caused by the actions of others.

The variance is for a covered patio porch done by my now ex-husband without the necessary permits and ordinances by the city. I was not aware of this until I received a letter from the city. As a result, I do not have any receipts or contractor information about the constructions of the porch. It was one outside city guidelines and permits.

3-Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not explain why not

Well, they are not allowed to do constructions/add on to their properties without a permit and that's where my mistake and the need for this variance resides. I have provided all necessary documents asked by the city in order to properly legalized my porch, having into consideration, that the handling of the constructions should have been done prior to in order to avoid this variance.

4-What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district.

The right to do what I please in my property which I pay for every month, without damaging neighboring properties. However, there are rules and protocols by zoning and structure within the city in order to keep us all safe and in order not to damage the environment and/or underground construction, so they need to be followed and I intent to do so from now on.

5-Describe what alternatives or options you have considered in order to minimize your variance request and still have reasonable use of your property.

I thought about using a retractable patio cover shade. However, due to the constant exposure of heat in the back of the house, the longevity of it could be questioned. They are also a big investment due to the extent of use; owner will have to change the electrical motor. Also, the maintenance and cleaning of dirt and dust is in question, which it could also be detrimental to my kids' health due to asthma and allergies.

6-State how your request is in harmony with the city regulation to promote, protect, and improve the public's health, safety, comfort, good order, appearance, etc.

The covered patio porch is in good condition after many years of construction. It was done with standard and proper materials used for patio porch. It looks nice, clean and provides shade to the back of the house helping to decrease energy and keep the inside of the house cool adding comfort and conserving the furniture.

7-Describe how the granting of the variance will not adversely affect neighboring properties and the city overall.

My covered patio porch provides shade, cooling mechanism and playground time to my property and family. It has been there for some time already without disturbing anyone or having any complains. It's placed right in the back of the house so it's not in contact or close to any neighboring property. It's a great addition to the house and I hope this variance can provide my family with the deserve comfort and protection this patio provides, always following the rules and protocols of the City.



Professional
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& Inspections, LLC

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Miami, Florida 33131
Phone: (305) 787-4672
www.peiflorida.com

September 21, 2018
Yamilka Cordovi
413 SW 2nd ST
Hallandale Beach, FL 33009

Reference:	As-Built Letter for terrace roof addition
Project address:	413 SW 2 nd ST Hallandale Beach, FL 33009
Owner:	Yamilka Cordovi

Dear Madam:

We had performed an inspection to investigate structural work that was performed without permits or inspections. The project consists of an open terrace addition to the south of the main building, attached to the existing south wall. This is a 1-story single family residence located at 413 SW 2nd ST, Hallandale Beach, FL 33009.

Specifically, we inspected:

- a. premanufactured aluminum panels 4 ft wide x 3" thick with insulation
- b. panels attachment to existing concrete tie beam
- c. panels attachment to end beam
- d. aluminum structure composed by posts and beams and connections
- e. concrete slab on grade

Our investigation was conducted on August 21, 2018.

Building code used for the evaluation

The current code edition was used for the investigation, FBC 2017, 6th edition.

Methodology

- Direct visual observation and measuring with instruments such as Vernier caliper and tape measure.
- Bolts, screws and plates could be observed and measured.
- Concrete reinforcement was estimated by metal scanning. The scanner can detect magnetic and non-magnetic metal, including steel, up to 6" deep into masonry or concrete.

Results of the investigation

All structural members observed are in sound condition and within allowable values for code mandated wind and gravity loads. These structural elements are depicted in a set of plans from our office, sheets A1.0, A2.0, A3.0 and A4.0, dated 9/21/18. Please refer to these plans for further details.

Construction Value

We estimate the value of this addition to be \$6,000

Conclusions


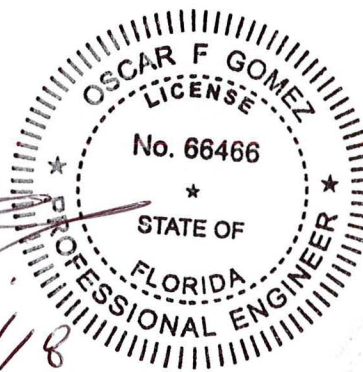
Based upon our inspection and our review of plans and specifications, it is my professional opinion that, to the best of my knowledge, belief and professional judgment the inspected work outlined above, consisting of the addition terrace roof and supporting aluminum structure, is in substantial accordance and meets the intent of the Florida Building Code 2017, 6th edition.

Attached is an appendix with the following information

- a) pictures collected during our investigation (6 pages)
- b) structural calculations (3 pages)

If you have further questions or require additional information, please feel free to contact us:

Respectfully,


9/21/18


Oscar F. Gomez, P.E.
FLA. REG. NO. 66466

Appendix A "Photographs"



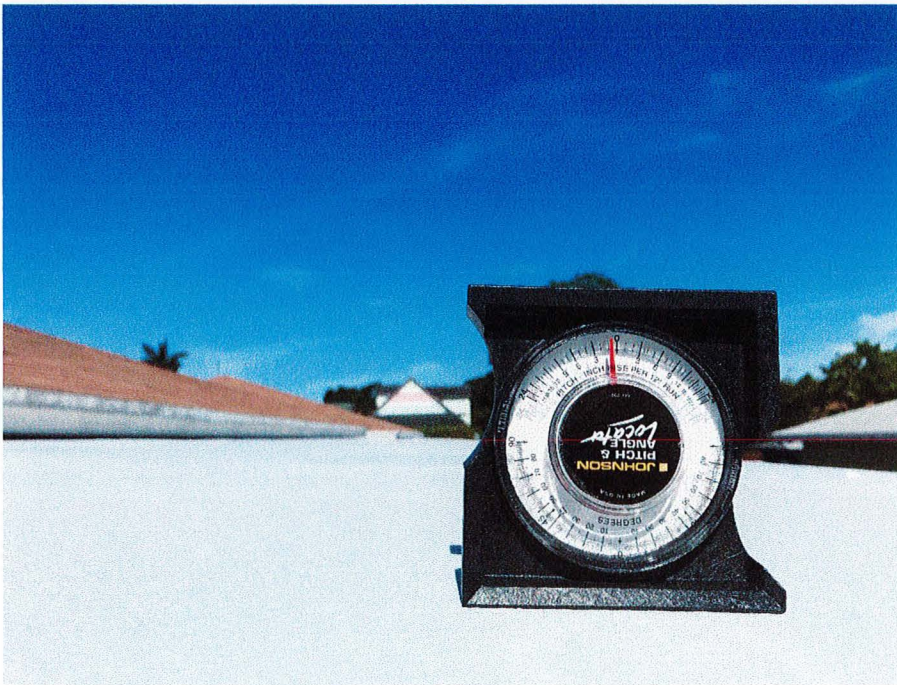
Photograph 1. Overview of open terrace. camera faces North-East



Photograph 2. Overview of open terrace. Camera faces North-West



Photograph 3. Panels top view. 4 ft wide panels



Photograph 4. Roof pitch: 1/2" per foot



Photograph 5. Panels Cross section, 3" thick. Aluminum top and bottom sheets and insulation can be observed



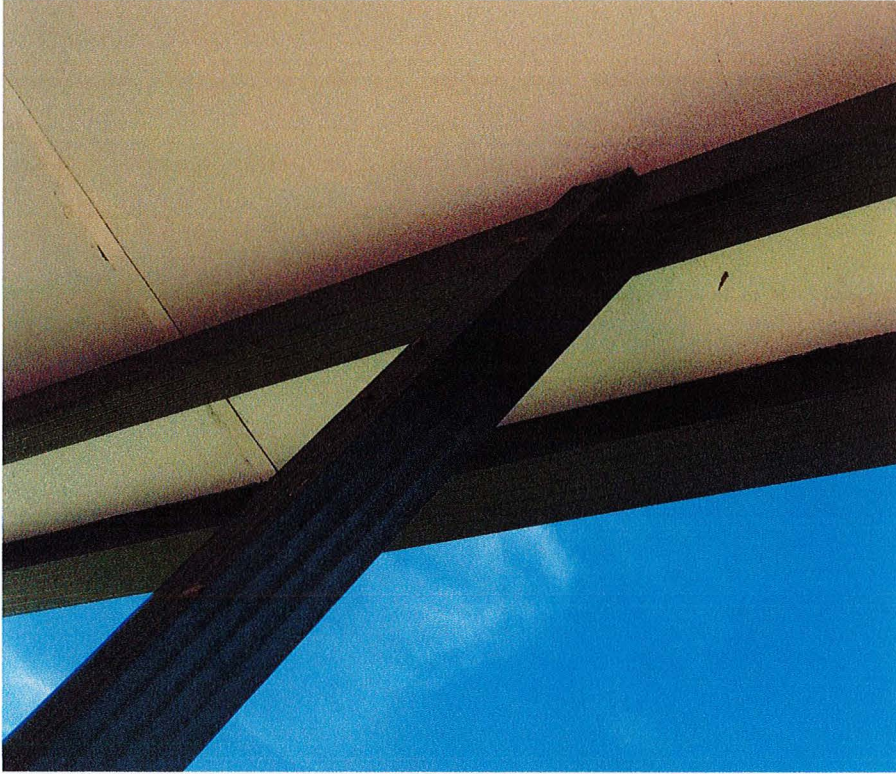
Photograph 6. Bolted connection to concrete slab



Photograph 7. 4"x2" aluminum beam



Photograph 8. 3" aluminum posts



Photograph 9. Beam-Post connection. (2) thru bolts



Photograph 10. 4" thick slab on grade



Photograph 11. Metal Scanning for rebar location



Appendix B "Structural Calculations"

Calculations report Index

1. Wind pressure calculations for MWFRS, Open Structure	P.1
2. Panel calculations based on FI Approval#7561.1 evaluation report	P.3
3. bolted connection to existing concrete tie beam	P.3
4. screw connection to supporting aluminum structure	P.3

STRUCTURAL CALCULATIONS FOR HOUSE ADDITION/REMODELING

Loads:

- Roof Live load: 30 PSF
- Roof Dead load: 15 PSF
 - Premanufactured panels (Metal sheets, insulations, ceiling)
- Net Dead load for uplift: 10 PSF
- Wind:

Ultimate wind speed 175 MPH

Building Risk Category II

Exposure C

Open Structure

House dimensions:

Foot print (including addition) = 56 ft x 42 ft

Wall eave height (at addition) = 8'-11"

Addition Roof monoslope = 2.4 deg (pitch 1/2" per 12")

Roof overhang

rear = 8"
sides = 12"

1. Wind load calculations for MWFRS:

Direct design procedure from ASCE 7-10: MWFRS, chapter 27, part I

Main roof height approximate: 8-9"

$q_z = 0.00256 K_z K_{zt} K_d V_z$ psf (Eq. 27.3-1)

$k_{zt} = 1.0$ flat terrain

$k_d = 0.85$ for buildings

$k_z = k_h = 0.85$ MWFRS (Table 27.3-1, exposure C, $z < 15$ ft)

$q_z = q_h = 0.00256 (0.85)(1.0)(0.85)(175)^2 = 56.64$ PSF MWFRS

$G = 0.85$ (Section 26.9)
 $(GC_{pi}) = 0$ (pen Building)

Eqn 27.4-3
 $p = qh \times G \times C_n$
where qh and G where found above.

C_n , for monoslope roof
figure 27.4-4 (1.2, -1.1), $\gamma = 0, 180$
figure 27.4-7 (0.8, -0.8), $\gamma = 90, 270$

Wind pressures for roof and walls for all 4 wind directions summary

Summary:	Ultimate wind pressures		
1. Maximum uplift pressure on roof	=	-57.8	PSF
2. Maximum pressure on roof overhangs	=	-81.8	PSF

FBC 1605.3 -ASD LOAD COMBINATIONS FOR WIND AND GRAVITY LOADS:

CASE 1:	D=	15 PSF	EQ16.8 FBC		
CASE3:	D+LR=	45 PSF	EQ 16-10 FBC	Gravity	Governs
CASE5:	D+0.6W	22.5 PSF	EQ 16.12 FBC		
CASE 6a:	D+0.45W+0.75LR	45.6 PSF	EQ 16.13 FBC		
CASE 6b:	0.6D+0.6W	-26.1 PSF	EQ 16.14 FBC	Net Uplift	Governs

2. Panel calculations

panel span table per FL Approval# 7561.1 (approved in HVHZ for non-living spaces)

3" x 0.030 x 2 - LB EPS PANELS (ALLOWABLE CLEAR SPAN CHARTS)				
NET ALLOWABLE LOAD (PSF) ¹	MAX. ALLOWABLE SPAN (FT)			
	L/80	L/120	L/180	L/240
10	20.11	20.03	19.42	18.81
20	19.02	18.81	17.58	16.35
30	17.93	17.58	15.73	13.89
40	16.83	16.35	13.89	11.43
50	15.74	15.12	12.05	8.97
60	14.64	13.89	10.21	6.52
70	13.55	12.66	8.36	4.06
80	12.46	11.43	6.52	1.60

Panel actual span: 10.5 ft
maximum roof load (ASD): 45 PSF
No brittle material attached: L/180 is acceptable deflection
Interpolating, allowable span is: 12.97 ft OK

3. Attachment to concrete tie beam

1/2" expansion bolts, 3" embedding @ 12" o.c. into 4,000 psi concrete tie beam. Edge distance, min 6"

Specs from Hilti HSL-I M12 65/80
Allowable shear = 2,265 lbs

applied shear = $45 \times 10.5/2$ = 236 lbs
anchor OK

4. Attachment to aluminum beam

(2) 1/4" self-drilling screws every 4 ft (uplift only)

Net uplift on roof		= 25 PSF
Uplift reaction at beam	$26.1 \times 10.5/2$	= 137 lbs / ft
reaction at each panel edge	131.25×4	= 535 lbs
1/4" self-drilling screw allow pull-out capacity (gauge 14 metal sheets)		= 315 lbs
(2) anchors		= 630 lbs
screws OK		

Posted
7-18-18



Hallandale Beach

Development Services Department
400 South Federal Highway
Hallandale Beach, FL 33009-6433
954-457-1395
CODE COMPLIANCE
NOTICE OF VIOLATION

CORDOVI, YAMILKA
413 SW 2 ST
HALLANDALE BEACH, FL 33009

CASE NUMBER: CEC-18-00899

PROPERTY ADDRESS: 413 SW 2 ST HALLANDALE BEACH, FL 33009

FOLIO # 514228060042

LEGAL DESCRIPTION: SUNSET PARK 8-13 B WEST 1/2 OF LOTS 9 & 10 BLK 1

As owner, occupant, contractor or licensee, you are hereby directed to correct the violation(s) on the attached **VIOLATION DETAIL DOCUMENT**.

<u>Violation</u>	<u>Description</u>	<u>Compliance Date</u>
WWBP.	WORK WITHOUT BUILDING PERMITS	07/28/2018

If this violation(s) is not corrected within the time limit stated above, OR IF THE VIOLATION(S) IS CORRECTED AFTER THE TIME LIMIT, OR IF THE VIOLATION(S) IS CORRECTED AND THEN RECURS, proceedings to enforce compliance will be instituted before the City of Hallandale Beach Special Magistrate. You may be liable to a fine, administrative cost, and for all City incurred cost to abate the violation(s).

Shelley Sarros
SHELLEY SARROS

7-18-18
Date

Certified Mail Receipt
9214 8901 8012 2500 0326 12

VIOLATION DETAIL

CASE NUMBER: CEC-18-00899

PROPERTY ADDRESS: 413 SW 2 ST

VIOLATION: WWBP.

DATE: 07/18/2018

DESCRIPTION: WORK WITHOUT BUILDING PERMITS

NARRATIVE:

OBTAIN AN AFTER THE FACT PERMIT FOR AWNING, SLAB AND SHED IN BACKYARD AND OBTAIN ALL FINAL APPROVED INSPECTIONS.

ORDINANCE DESCRIPTION:

CITY OF HALLANDALE BEACH'S CODE OF ORDINANCES, CHAPTER 8, BUILDINGS, CONSTRUCTION AND CONDOMINIUMS, ARTICLE II. BUILDING CODE, SECTION 8-31. ADOPTED, WHICH ADOPTS FLORIDA BUILDING CODE, SECTION 105.1, GENERAL, PERMITS REQUIRED: UNLAWFULLY CONSTRUCTING, REPAIRING OR ALTERING ANY BUILDING OR STRUCTURE WITHOUT FIRST HAVING FILED APPLICATION AND OBTAINED A PERMIT FROM THE BUILDING OFFICIAL.