Item #BV2006-041

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a side yard (west) setback variance from 10 feet to 1 foot for a proposed carport in the R-1AAA (Single-Family Dwelling District); (William Park, applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

Agenda Date 4/24/06 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side yard (west) setback variance from 10 feet to 1 foot for a proposed carport in the R-1AAA (Single-Family Dwelling District); or
2. **DENY** the request for a side yard (west) setback variance from 10 feet to 1 foot for a proposed carport in the R-1AAA (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	APPLICANT:	William Park
	LOCATION:	107 Pine Needle Lane
	ZONING:	R-1AAA (Single-Family Dwelling District)
BACKGROUND / REQUEST	• The applicant proposes to construct a carport that would encroach 9 feet into the minimum 10 foot side yard setback; the aforementioned rear yard setback variance is thereby requested. • The proposed construction would be an approximately 400 square foot carport on the west side of the existing single-family home. • The applicant has received approval from the Spring Valley Farms Architectural Review Committee for the proposed carport on February 15, 2006. • The Board of Adjustment has granted one similar variance for a side yard setback variance from 10 feet to 0 feet for a proposed carport on 121 Pine Needle Lane in 1989. (BA89-11-159V)	

	• There are currently no code enforcement or building violations for this property. • There is no record of prior variances having been granted for this property.
STAFF FINDINGS	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. • The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. • The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification. • The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.
STAFF RECOMMENDATION	• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval: • Any variance granted shall apply only to the proposed carport as depicted on the attached site plan; and • Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.

R1AAA

SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL.NO. BV2006-041

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

☑ **VARIANCE** Sideyard Setback Variance from 10' to 1' for an attached 2 car Canvas Carport (approved by Architectural Review Board of Spring Valley Farms) and next door neighbor

March 3rd

☐ **SPECIAL EXCEPTION** Phillip Pastore at 109 Pine Needle Lane, Altamonte Springs, FL 32714)

☐ **LIMITED USE**

April 24th

☐ SF DWELLING UNDER CONSTRUCTION ☐ MEDICAL HARDSHIP
☐ NIGHT WATCHMAN ☐ FAMILY HARDSHIP
☐ YEAR OF MOBILE HOME / RV (EXISTING_____) (PROPOSED_____)
☐ SIZE OF MOBILE HOME / RV_____ ☐ TIME NEEDED_____
☑ PLAN TO BUILD ☑ YES ☐ NO IF SO, WHEN As soon as permitted

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	WILLIAM B. PARK	
ADDRESS	107 PINENEEDLE LANE	
	ALTAMONTE SPRINGS, FL 32714	
PHONE 1	407-644-1553	
PHONE 2	407-862-0643	
E-MAIL	wpark@cfl.rr.com	

RECEIVED FEB 24 2006 PLANNING DIVISION

PROJECT NAME: Canvas Carport

SITE ADDRESS: 107 PINE NEEDLE LANE ALTAMONTE SPRINGS, FL 32714

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: LOT 4, BLOCK "A", SPRING VALLEY FARMS-SECTION 7 - BOOK 14 PAGE 59, BOOK 872 PAGE 284.1

SIZE OF PROPERTY: 3/4 acre(s) **PARCEL I.D.** 15-21-29-511-0A00-0040

UTILITIES: ☑ WATER ☑ WELL ☑ SEWER ☐ SEPTIC TANK ☐ OTHER_____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION ☑ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 4,24,06 **(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.**

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

William B. Park — 02/06/06

SIGNATURE OF OWNER OR AGENT* DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARINACE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION	
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

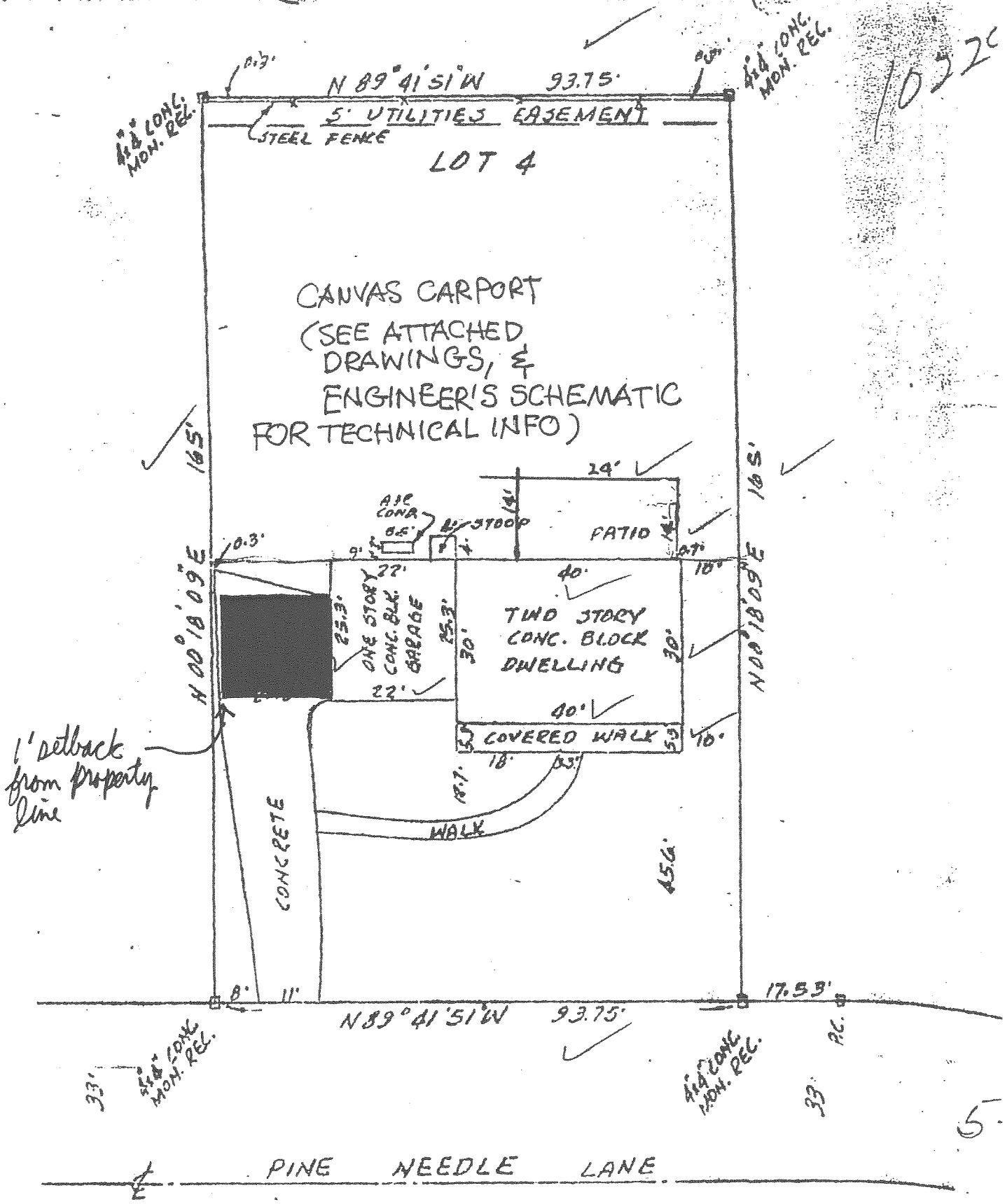
FEE(S): COMMISSON DISTRICT FLU / ZONING LDR / R-1AAA

BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS Carport Addition

PLANNING ADVISOR IS DATE

SUFFICIENCY COMMENTS Dimensions of the Carport?



PLAT OF SURVEY

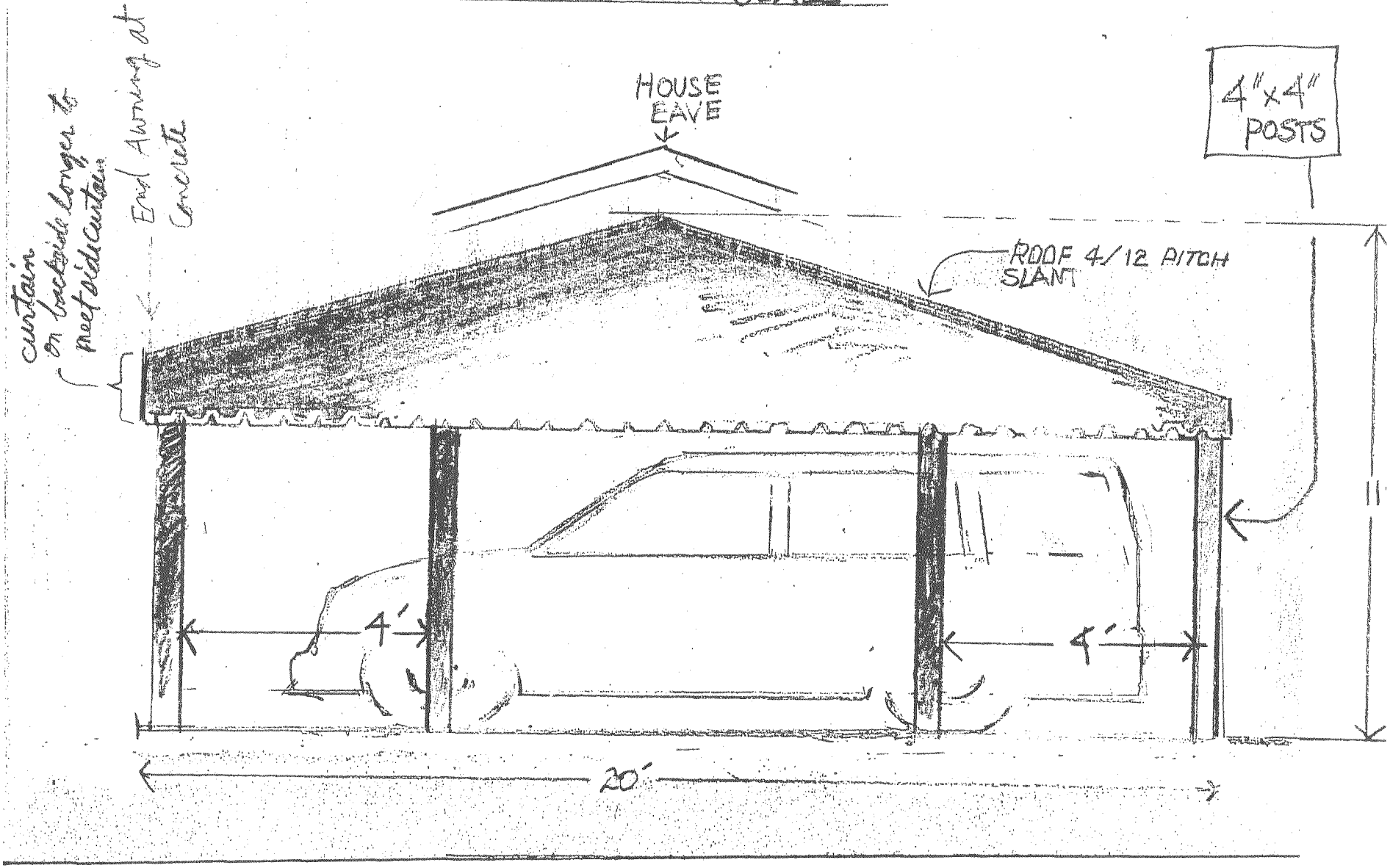
LOT 4, BLOCK "A", SPRING VALLEY FARMS - SECTION TW

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14 PAGE 59 OF THE PU

W. B. Park
107 Pine Needle Lane
Altamonte Springs, FL 32714

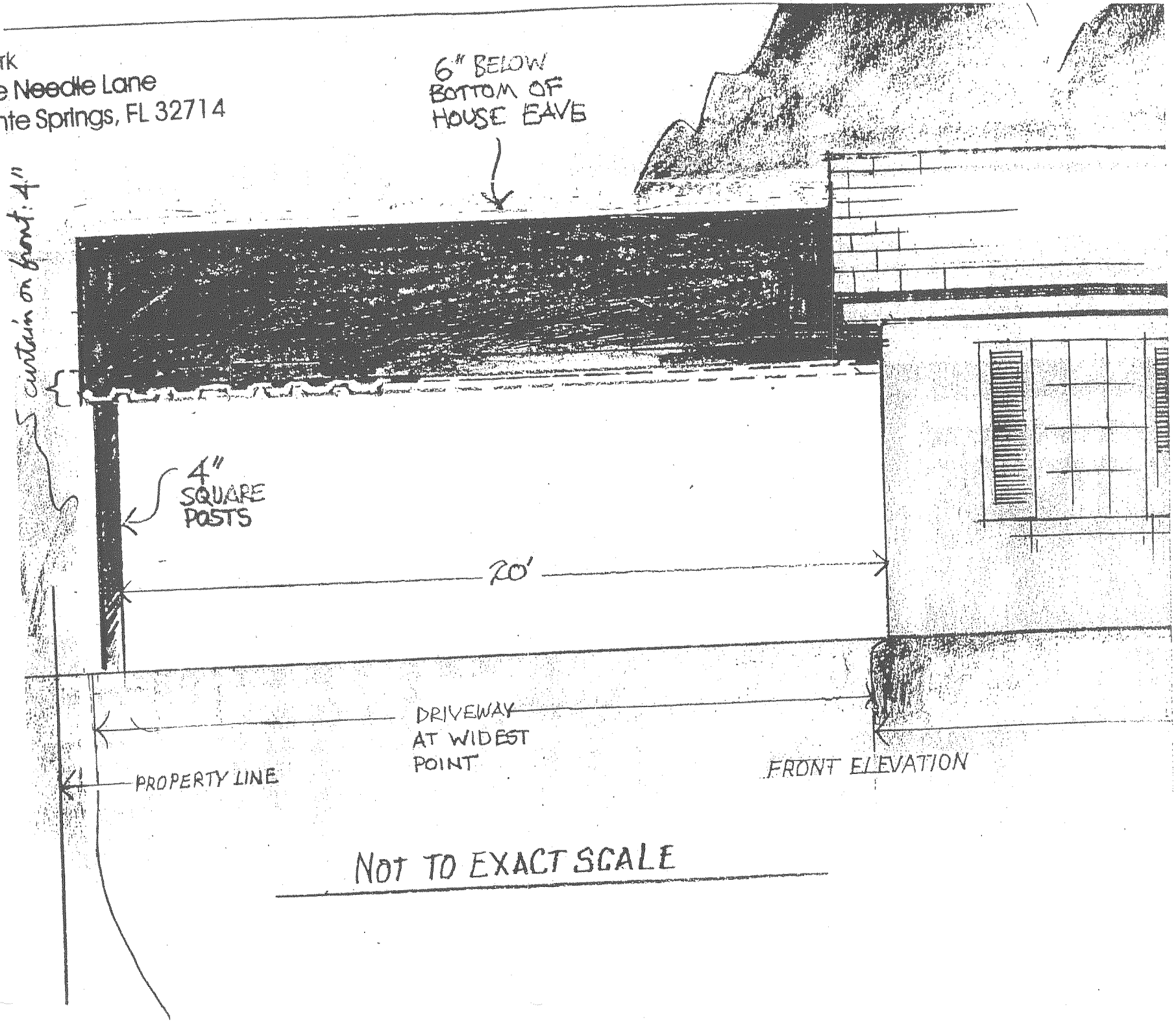
FRONT →

NOT TO EXACT SCALE



COLOR: DARK GREEN TO MATCH SHUTTERS - WHITE TRIM

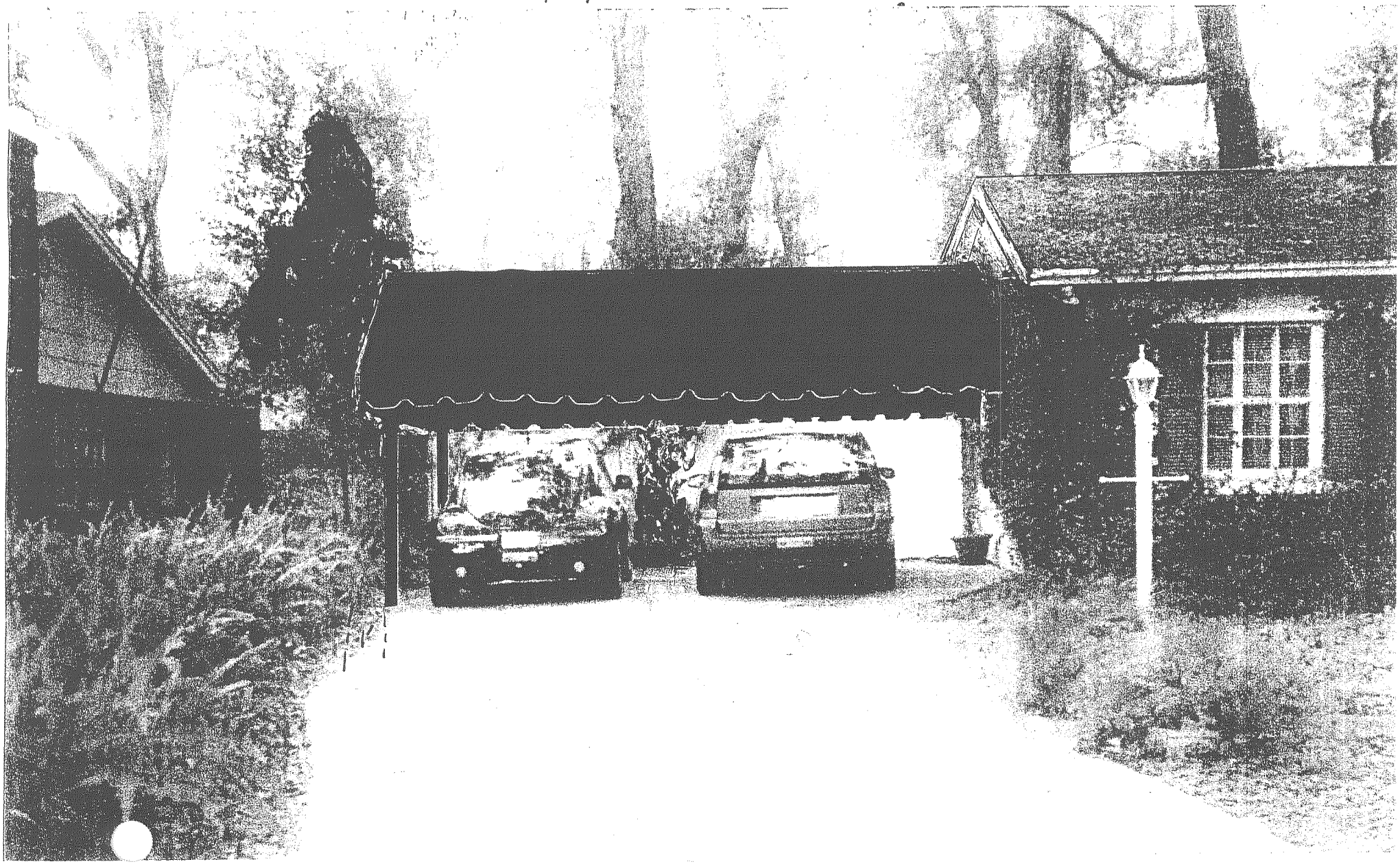
W. B. Park
107 Pine Needle Lane
Altamonte Springs, FL 32714



NOT TO EXACT SCALE

W. B. Park
107 Pine Needle Lane
Altamonte Springs, FL 32714

Proposed canvas carport



W.B. PARK CARPORT

107 PINE NEEDLES LANE
ALTAMONTE SPRINGS, FL 32714

ENGINEER OF RECORD:

JAMES D. WELLS, JR., P.E.
Professional Engineer No. 53616

1345 Unity Court
Casselberry, FL 32707
(407) 496-5489

Engineer's Design Note:

These structures have been designed in accordance with the requirements of the Florida Building Code 2004, Chapter 16, Structural Loads. The following wind load requirements, in accordance with Section 1609, were employed in the design of the structure:

Basic Wind Speed: 110 MPH (3-Second Gust Wind Speed) – Orlando, FL
Building Category: II
Importance Factor: 1.0
Wind Exposure: B
Internal Pressure Coefficient: N/ A
Design Pressure for Components & Cladding: 32 PSF

James D. Wells, Jr., P.E.

2/18/06
Date

Design Standards:

The following are general design standards. The fabrication / shop drawings may show more stringent design standards.

Design Codes:

- The Florida Building Code, 2004 ed.
- The Aluminum Association, 2000 ed.
- AISC 9th ed.
- ASCE 7-98
- Wind Speed 110 mph

Material Standards:

Structural Members:

Steel:

- Round pipe: ASTM A53 Grade B or equivalent
- Square and rectangular tube: ASTM A500 Grade B
- Plate, angle, channel, tee and wide flange: ASTM A36

Aluminum:

- Aluminum to be 6061-T6
- Aluminum (tensile yield stress) $f_{ty} = 35$ ksi
- Aluminum (compressive yield stress) $f_{cy} = 35$ ksi
- Aluminum (shear yield stress) $f_{vy} = 20$ ksi
- Aluminum (bearing yield stress) $f_{by} = 56$ ksi

Welding:

- Steel Weld IAW AWS D1.1 (latest edition) using E70XX electrodes
- Aluminum Weld IAW AWS D1.2 (latest edition) – Filler Alloy 4043 or equal
- Welds shall be full penetration welds at all points of contact

Hardware:

- High strength bolts: ASTM A325, bearing type connections (snug tight)
- Stainless steel bolts: 304 / 316 SS
- Machine bolts: ASTM A307
- Anchor bolts or threaded rod: ASTM A36

Concrete:

- Design and construction according to ACI 318 latest edition
- Compressive strength at 28 days, f'c= 3,000 psi minimum
- For pier and caisson footings, concrete must be poured against undisturbed earth.
- Maintain a minimum 3" concrete cover over all embedded steel.
- Steel for reinforced concrete: Grade 60

Project:	**W.B. Park Carport**
Project No.	**26011**
Date:	**2/16/2006**
Designed By:	**James D. Wells, Jr., P.E.**

Design Parameters:
The Florida Building Code, 2001 ed.
ASCE 7-98
The Aluminum Association, The Aluminum Design Manual, 2000 ed.
AISC 9th Ed.

Awning Package Location:		Altamonte Springs, FL		
Exposure Category		B		
Velocity Pressure Coefficient	Table 6.5	K_z =	0.57	Exposure B; Height < 15'
Topographic Factor	Fig. 6-2	K_{zt} =	1.0	
Directionality Factor	Table 6-6	K_d =	1.0	Wind pressure top and bottom surfaces - Awning = Bldg Overhang
Deisgn Wind Speed:	Fig. 6-1b	w_{speed} =	110 mph	
Importance Factor	Table 6-1	I =	1.0	
Gust Factor	6.5.8.1	G =	0.85	
External Pressure Coefficient	Fig. 6-3	C_{pu} =	-1.3	
Overhang Condition	Para. 6.5.11.4.1	C_{pl} =	0.8	Uplift
External Pressure Coefficient	Fig. 6-4	C_{pf} =	-0.69 Windward	
External Pressure Coefficient	Fig. 6-4	C_{pf} =	-0.48 Leeward	Overturning

Awning:

Uplift:

Awning Type:	Wall and Ground Mounted Awning					
Awning Face:	Uplift:	Length:	20.00 ft			
		Width:	20.00 ft			
	Face:	Diag. Width:	10.77 ft	Uplift Area, A_u:	107.70	ft^2
Pullout:						
Awning Roof Slope Face:	Face:	height:	1.50 ft			
		width:	20.00 ft	Face Area, A_f:	30.00	ft^2
Truss / Wing:				Side Face Area:	30.00	ft^2
		height:	4.00 ft			
Awning Slope:		height:	4.00 ft			
		Theta, 0 =	0.38 radians			
		Theta, 0 =	21.80 degrees			
Awning Avg Height Above Grade:		h_o =	10.00 ft			
Weight per Linear Foot:		wt/ft =	50 lbs/ft			
		wt =	1,000 lbs			

Determine Surface Pressure (Eqn 6-13):

$q_z = 0.00256 * K_z * K_{zt} * K_d * V^2 * I$ $\quad q_z$ = 17.66 psf

Determined Factored Pressure on Awning Surface (Eqn. 6-20):

$w = q_z * G(C_{pf} - C_{pu})$ $\quad$ w = **31.52 psf**

$w = q_z * G(C_{pf} - C_{pl})$ $\quad$ w = **17.58 psf** Overturning

Determine Total Wind Load Force:

Uplift:

	$P_{normal} = w * A_u$	P_{normal} =	3,394.43 lbs	
Uplift (Vertical):	$P_{winduplift} = w * A_u * \cos 0$	$P_{windupltft}$ =	**4,907.57 lbs**	
Poverturning, (Horizontal):	$P_{overturning} = w * A_u * \sin 0$	$P_{overturning}$ =	**2,908.53 lbs**	1454.26

Determine Loads In Wall Connections:

$T_{req} = P_{pullout}$	T_{req} =	**3,854.02 lbs**	
$V_{req} = P_{windupltft}/2$	V_{req} =	**2,453.79 lbs**	
M = Side Area * Awning Height	M_{req} =	**2,006.00 ft-lbs**	Frame Analysis

Design Wall Connections:

3/8"x3" Hilti Kwik Bolt III Expansion Anchor or Equal

No. of anchors, $N_{anchors}$ at each connection =	1
No. of bottom connections =	5
No. of top connections =	5

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N_{total} = 10

3/8"x3" Expansion Anchors embedded min. 2-1/2"

Determine Load at Each Connection

T_{req} = 385.40 lbs

V_{req} = 339.93 lbs

Refer to Hilti Design Manual:
(3/8" Stainless Steel Kwik Bolt II in Concrete Wall)
2-1/2"

T_{all} = 1,285.00 lbs

V_{all} = 1,655.00 lbs

Check Reaction:

$T_{req}/T_{all} + V_{req}/V_{all} < 1.0$

0.3 < 1.0 OK

Aluminum Design Manual - Section Property

where:
Aluminum 6061-T6

Tensile Yield Strength, f_{ty} =		35,000 psi	
Compression Yield Strength, f_{cy} =		35,000 psi	
Shear Yield Strength, f_{sy} =		20,000 psi	
Factor of Safety, n =		2	
Allowable Bending Strength, $f_b = f_{ty} / n$	f_b =	19,000 psi	Aluminum Design Manual Table 2-21
Increase bending strength by 33% due to temp. wind load	f_{bi} =	25,270 psi	
Allowable Bending Strength - Welded Connection, f_{bw} =	f_{bw} =	16,000 psi	
Allowable Tensile Strength - Welded Connection, ft_w =	ft_w =	11,000 psi	

Check 1-1/4"x1-1/4"x1/8" Al Tube Truss (f_y =35 ksi)

Check Tension:

Determine Max Moment: $M_{max} = w_t * l^2/8$

Determine Shear Load: $V_{end} = 3/8 w_t l$

Max spacing width: s_{width} = 10.00 ft

V_{end} = 236.37 lbs

Wind load per unit length: where: w_t = 315.17 lbs/ft

Unbraced Length, l: l = 2.00 ft

M_{max} = 157.58 ft-lbs

Allowable Bending Strength, Welded Connections
6061-T6 Aluminum

f_{bi} = 11,000 psi

S_{req} = 0.17 in^3

S_{act} = 0.19 in^3

since $S_{act} > S_{req}$ OK

Calculate Actual Stress:

f_a = 9,839.31 psi

Determine $T_{allowable}$ = $T_{allowable} = f_{bw} \times A_{Tube}$

$T_{allowable}$ = 6,187.50 lbs

Compression: Sec. 3.4.7

1-1/4"x1-1/4"x.125"

Cross-Section Area, Area = Area = 0.56 in^2

Radius of Gyration = r = 0.46 in

Project:	**W.B. Park Carport**
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Designed By:	**James D. Wells, Jr., P.E.**

Unbraced Length = l = 2.00 ft

K Factor k = 1

kl/r = 52

Allowable Compression Strength (6061-T6 Alumuminum) since $Kl/r < 65$ f_c = 12 ksi f_c = 12,000.00 psi

f_c = 12,000 psi

since $f_c < f_v$ OK

Determine $C_{allowable}$ = $C_{allowable} = f_c \times A_{tube}$

$T_{allowable}$ = 6,750.00 lbs

Determine Max Load:

Determine Max Moment: $M_{max} = w_t * l^2/8$

Max spacing width: s_{width} = 10.00 ft

Wind load per unit length: where: w_t = 315.17 lbs/ft

Unbraced Length, l: l = 2.50 ft

M_{max} = 246.22 ft-lbs

Determine Max Load, P_{max} = $P_{max} = M_{max} / d_{truss}$

Determine Depth of Truss, d_{truss} = d_{truss} = 1.00 ft

P_{max} = 246.22 lbs From Truss Analysis

Since $P_{max} < C_{allowable}$ and $T_{allowable}$ OK

Check Z Clips:

No. of clips: N_{clips} = 10 Bottom Connection Only

Determine Tension at Clips: $T_{clips} = T_{req}/N_{clips}$

T_{clips} = 385.40 lbs

Determine Required Thickness of Clips: $T_{req} = T_{clips} / f_{bw}$

where:

Aluminum Allowable Bending Strength: f_{bw} = 16,000.00 psi

T_{req} = 0.02 in

T_{act} = 0.125 in

since $T_{req} < T_{act}$ OK

Check TEK Screws at Angle Clips:

#10 TEK Screws at Each Angle Clip

$V_{allowable}$ = 422 lbs TW Buildex (#10 TEK Screw) Metal to Metal - 1 #10 screws per clip

$T_{allowable}$ = 166 lbs

No. of Screws / Clip: n = 1

No. of Bottom Connections = $N_{bottom\ total}$ = 10

$V_{totalallowable}$ = 4,220 lbs OK - Temp Wind Loading

$T_{totalallowable}$ = 1,663 lbs OK- Bearing Between Clip and Frame

Since $T_{req} < V_{totalallowable}$ OK

Determine $C_{allowable}$ = $C_{allowable} = f_v \times A_{tube}$

$C_{allowable}$ = 6,750.00 lbs

Project:	**W.B. Park Carport**
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Check Column to Frame Attachment Detail:

3/8" S.S. Thru Bolts:

No. of bolts, n_{bolts} = n_{bolts} = 1

Diameter of bolt: d_{bolt} = 3/8 in

Area of Bolt: A_{bolt} = 0.11 sq in

Allowable Shear Strength (ASTM A325 Bolt) f_v = 21,000 psi

Allowable Shear Load: $V_{all} = f_v * A_{bolt}$

V_{all} = 2,319.38 lbs

Total Allowable Shear per Connection, All bolts: $V_{allotal}$ = 2,319.38 lbs f_v = 22,216.95 psi

No of Columns N = 4

$V_{allotal}$ = 9,277.52 lbs

From Wind Load Analysis: V_{max} = 2,453.79 lbs

Since $V_{req} < V_{allotal}$ OK

Check Column Sleeve to Frame Attachment Detail:

1/8" Weld:

Leg Size of Weld: a = 1/8 in

Filler Alloy, 4043 F_{tallow} = 5,000 ksi Table 7.2-2 2000 AL Design Manual

Allowable Tensile Load per Length of Weld: $q_t = 0.707*a*F_{tallow}$

q_t = 441.88 lbs / inch of weld

Length of Welds, Each Column: l = 12.00 inch 3"x3" Tube Column

Total Allowable Shear, Each support: $V_{allotal}$ = 5,302.50 lbs

No. of columns, $n_{columns}$ = $n_{columns}$ = 1

Total Allowable Shear, All supports: $V_{allotal}$ = 5,302.50 lbs

Since $P_{windupllift} < V_{allotal}$ OK

Design Foundation: Existing Slab

Determine Reinforcing Steel Required: Not Required - Direct Burial

Canopy Vertical Supports:

4"x4"x1/4" Tube Supports (f_y = 35ksi)

Determine Actual Section Modulus:

S_{act} = 4.41 in^3 Aluminum Design Manual - Section Property

no. of supports= $n_{supports}$ = 1

S_{total} = 4.41 in^3

Determine Section Modulus Required:

$S_{req} = M*12/f_{cl}$

where:
Moment Overturning, $M_{ot} = P_{overturning} * (height)$

M_{ot} = 2,006.00 ft-lbs

Frome Frame Analysis

where:
6061-T6 Aluminum Grade

Tensile Yield Strength, f_{ty} = f_{ty} = 35,000 psi

Compression Yield Strength, f_{cy} = f_{cy} = 35,000 psi

Shear Yield Strength, f_{sy} = f_{sy} = 20,000 psi

Factor of Safety, n = n = 2

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Allowable Bending Strength, $f_b = f_{by} / n$	$f_b =$	21,212 psi
Increase bending strength by 33% due to temp. wind load, $f_{bi} =$	$f_{bi} =$	28,283 psi
Allowable Tensile Strength welded connections, $f_{tw} =$	$f_{tw} =$	11,000 psi
Allowable Bending Strength, Welded Connections, $f_{bw} =$	$f_{bw} =$	16,000 psi

Section Modulus Required:

$S_{req} = M_{ut}*12/f_b$ $\quad S_{req} =$ 1.50 in^3

since $S_{total} > S_{req}$ OK — OK - Due to Wall Connection

Design Concrete Footer Anchor Bolts

Determine Maximum Tensile Force on Bolt: $P = M/d_{bolts}*n$

where: $M_{plate} =$ 2,006.00 ft-lbs (24,072 in-lbs)

Determine Distance Between Bolts: $d_{bolts} =$ 4.00 in

Determine No. of Bolts in Line: $n =$ 2

Determine Total No. of Bolts: $n_{total} =$ 4

$P =$ 3.01 kips — Add Wind Uplift:

Determine Load Each Bolt: $P =$ 3.62 kips

$P_{winduplift} =$ 2,453.79 lbs

$P_{windshear} =$ 3,854.02 lbs

Determine Load at Bolt Group

$M_{req} =$	24,072.00 in-lbs
$T_{req} =$	480.00 lbs
$V_{req} =$	450.00 lbs

Refer to Attached Hilti Anchor Program

1/2"x5" Hilti Kwik Bolt III Expansion Anchors embedded min. 4-1/2" or Equal

Concrete $f'c =$ 3000 psi

$T_{all} =$ 1,355 lbs — OK

Design Column to Base Plate Thickness:

Design Baseplate:

$M_{plate} = M_{ut} / N_{poles}$

$M_{plate} =$ 1,003.00 ft-lbs

$P_{winduplift} =$ 480 lbs

$P = M_{plate}/d_{bolts} + P_{winduplift}$

Determine No. of Bolts: $n_{bolts} =$ 4

Determine Tension at Baseplate: $P =$ 480.00 lbs

$OD =$ 4 in

$d_{bolts} =$ 6.00 in $\quad l = (d_{bolts} - OD)/2$

$B =$ 8 in $\quad l =$ 1.00 in

Determine Moment on Plate: $M = Pl$ $\quad M =$ 0.48 kip-in

Determine Required Thickness of Baseplate:

$T_{req} = (6*M/B*f_{bw})^{1/2}$

where:

Allowable Bending Strength: $f_{bw} =$ 16.00 ksi — Welded Plate Bending Strength

$T_{req} =$ 0.15 in

$T_{act} =$ 0.38 in

since $T_{req} < T_{act}$ OK

Project:	**W.B. Park Carport**
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Designed By:	**James D. Wells, Jr., P.E.**

Check Weld - Column to Base Plate:

3/16" Weld:

Leg Size of Weld:		a =	3/16 in	
Filler Alloy, 4043		F_{tallow} =	5,000 ksi	Table 7.2-2 2000 AL Design Manual
Allowable Tensile Load per Length of Weld:		$q_t = 0.707*a*F_{tallow}$		
		q_t =	662.81 lbs / inch of weld	
Length of Welds, Each Column:		b =	12.57 inch	4x4
Total Allowable Shear, Each supports		$V_{alltotal}$ =	24,987.44 lbs	
		Since $P < V_{alltotal}$ OK		
Determine Section Modulus of Weld:	$S = b^2+b^2/3$	S =	2.36 in^3	
Determine Max Stress Due to Bending:	$f_b = M/S$	f_b =	5.11 ksi	
Determine Shear Stress Due to Direct Shear:	$f_v = P_{wind}/A$	f_v =	0.14 ksi	
Determine Total Stress:		f_t =	5.2 ksi	
		F_{tallow} =	5.0 ksi	4043 Filler Alloy or Equal
		Since $f_t < F_{tallow}$ OK		OK - Temporary Wind Load

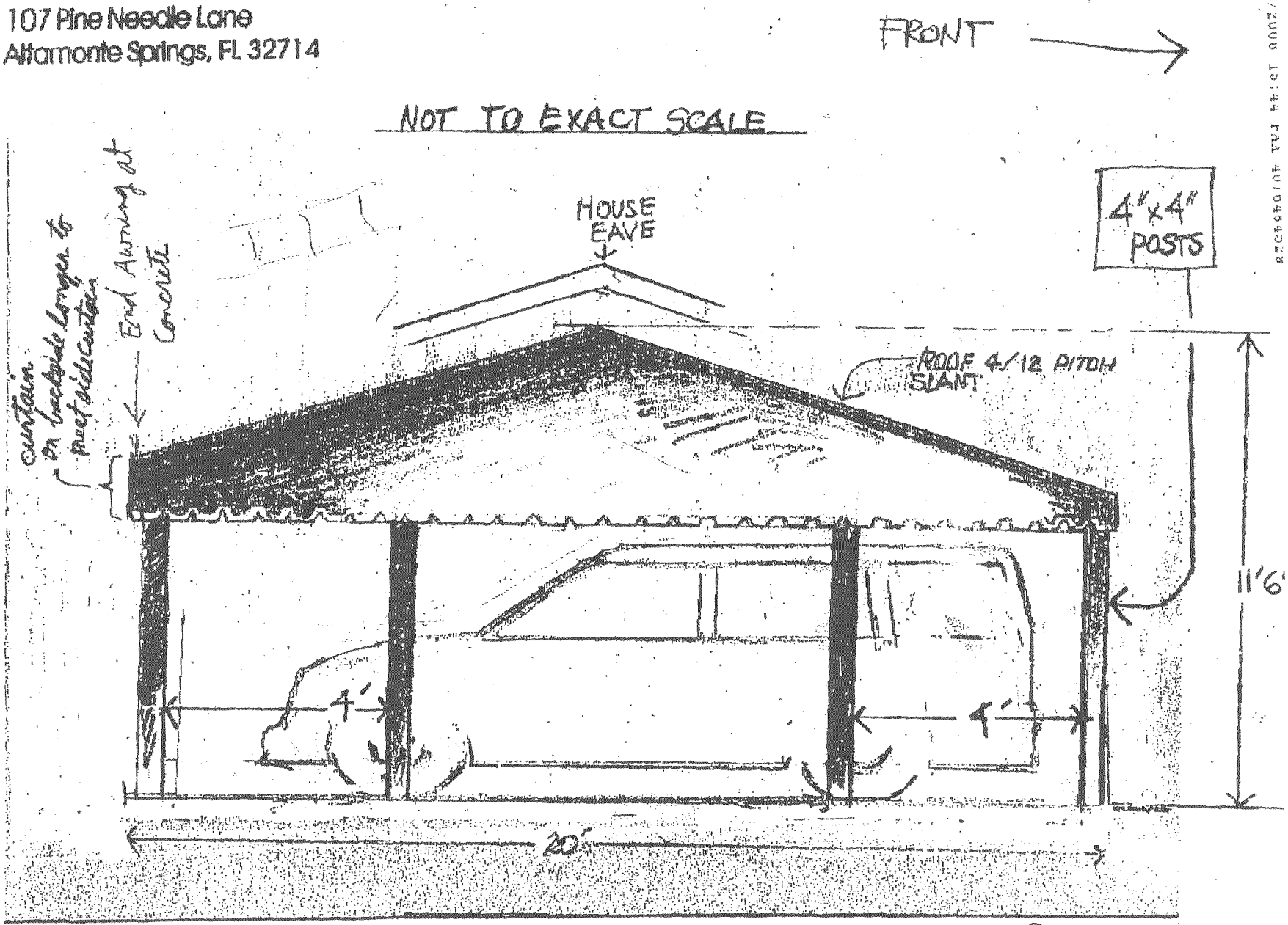
Check Z Clips:

No. of clips:		N_{clips} =	5	Bottom Connection Only
Determine Tension at Clips:	$T_{clips} = T_{req}/N_{clips}$			
		T_{clips} =	770.80 lbs	
Determine Required Thickness of Clips:				
	$T_{req} = T_{clips} / f_{bw}$			
	where:			
Aluminum Allowable Bending Strength:		f_{bw} =	16,000.00 psi	
		T_{req} =	0.05 in	
		T_{act} =	0.125 in	
	since $T_{req} < T_{act}$ OK			

Check TEK Screws at Angle Clips:

#10 TEK Screws at Each Angle Clip			
	$V_{allowable}$ =	422 lbs	TW Buildex (#10 TEK Screw) Metal to Metal - 1 #10 screws per clip
	$T_{allowable}$ =	166 lbs	
No. of Screws / Clip:	n =	2	
No. of Bottom Connections =	$N_{bottom\ total}$ =	5	
	$V_{totalallowable}$ =	4,220 lbs	
	$T_{totalallowable}$ =	1,663 lbs	OK - Temp Wind Loading OK- Bearing Between Clip and Frame
	Since $T_{req} < V_{totalallowable}$ OK		

W. B. Park
107 Pine Needle Lane
Altamonte Springs, FL 32714

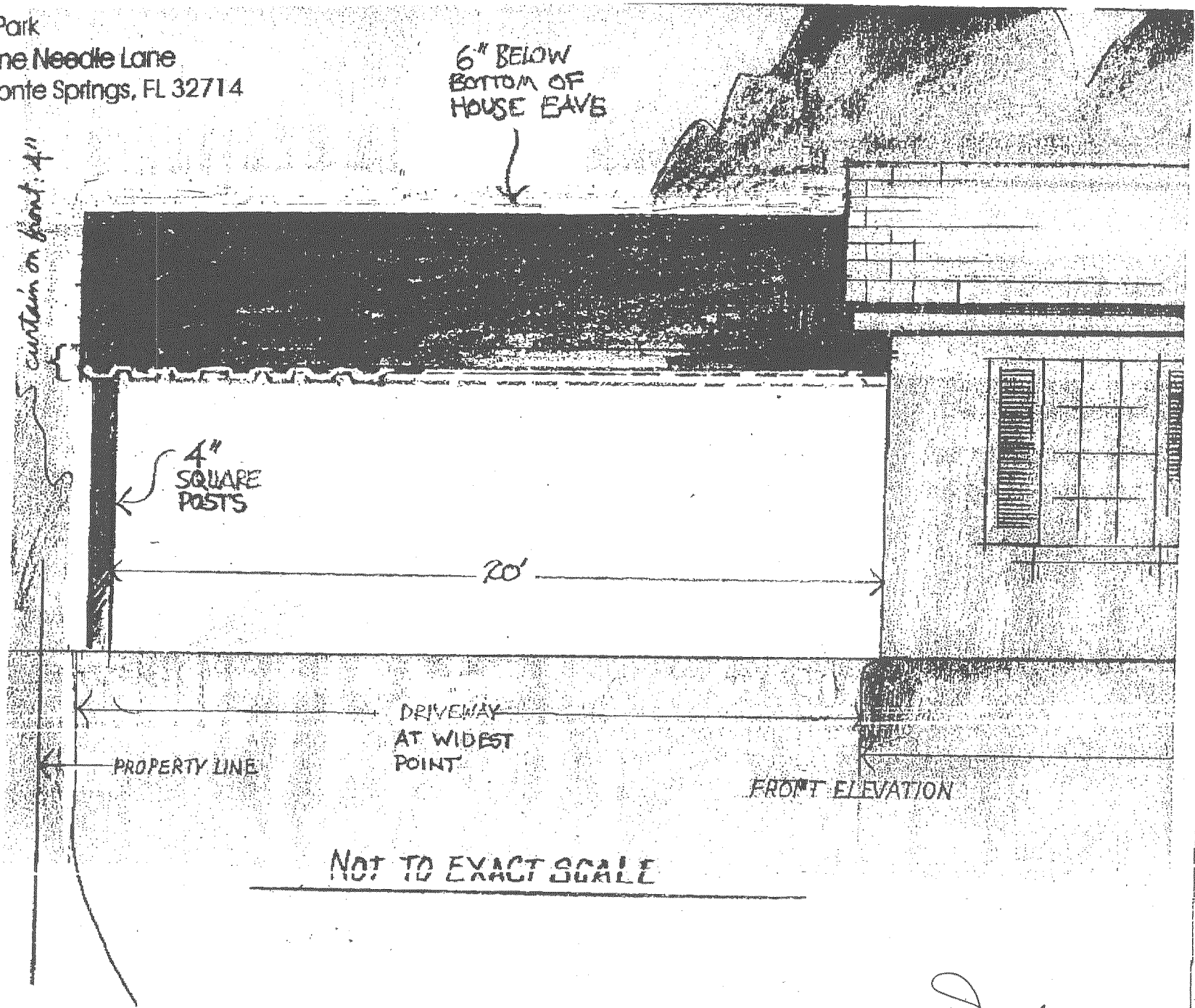


COLOR: DARK GREEN TO MATCH SHUTTERS-WHITE TRIM

2/18/06

James David Wells, Jr., P.E.
1345 Unity Court
Casselberry, FL 32707
Florida Professional Engineer No. 53616

W. B. Park
107 Pine Needle Lane
Altamonte Springs, FL 32714



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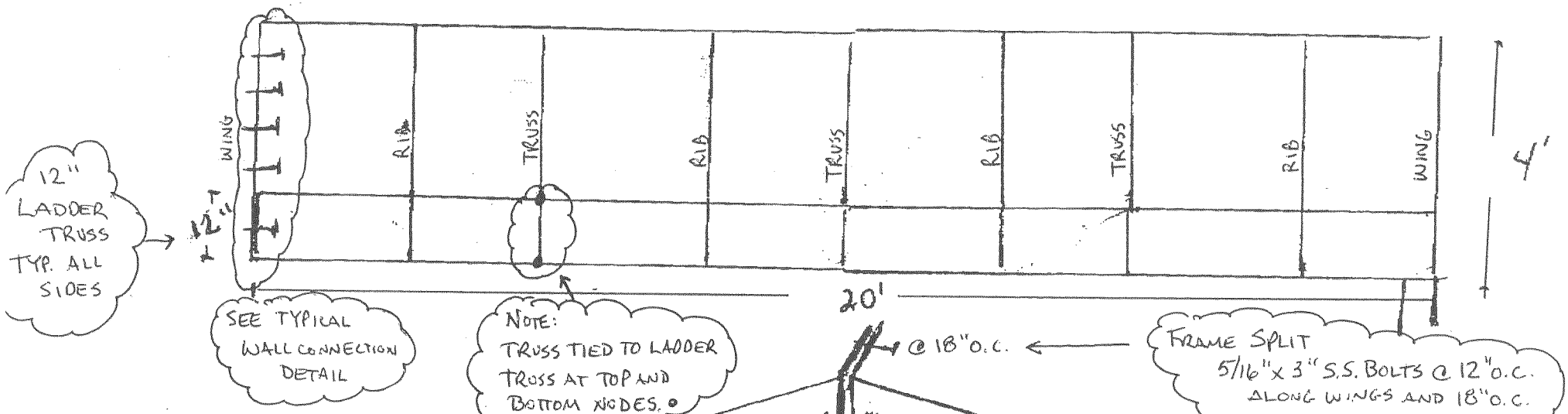
1345 Unity Court
Casselberry, FL 32707
Florida Professional Engineer No. 53616

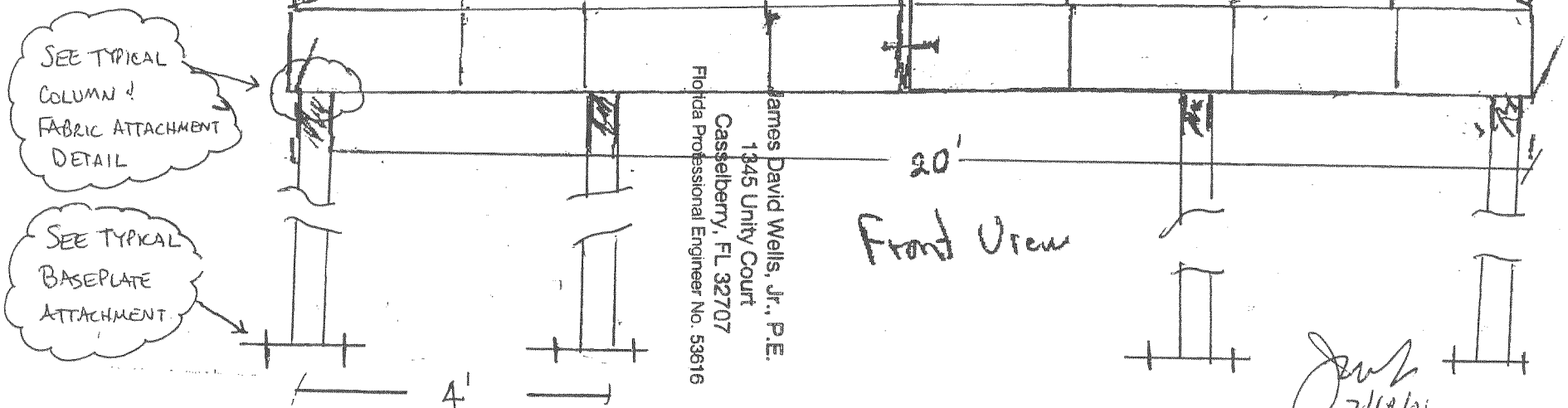
1/18/06

ALL FRAMING TO BE 1-1/4" x 1 x 1/8"
6061-T6

ALL HARDWARE TO BE STAINLESS STEEL BOLTS

Side View

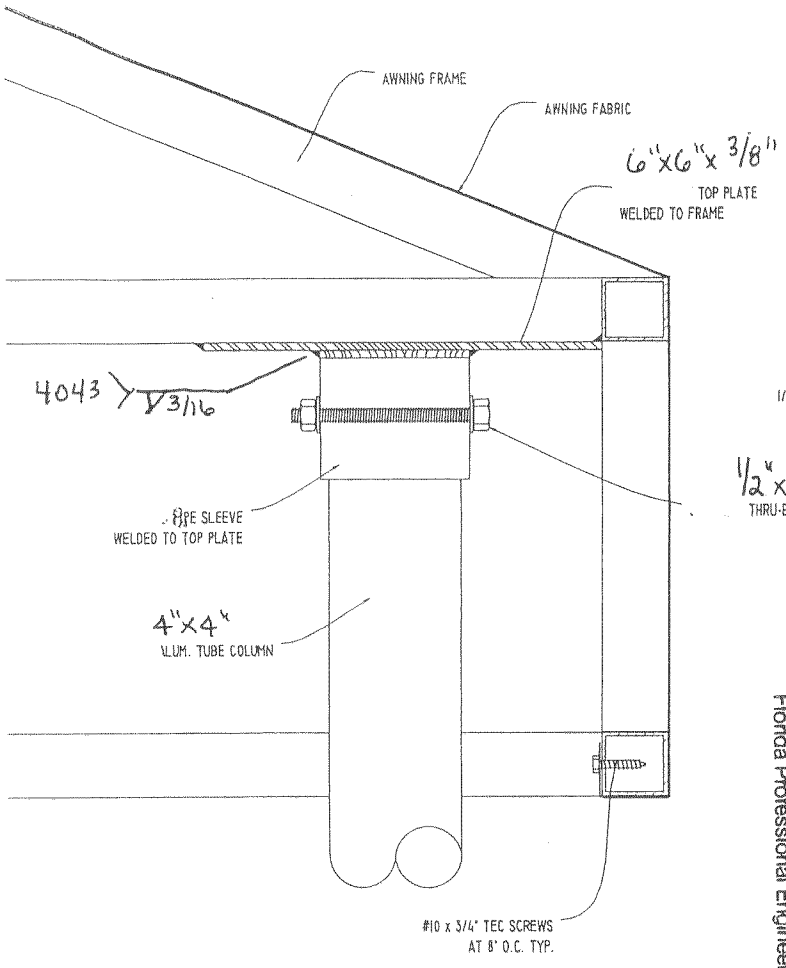




Front View

James David Wells, Jr., P.E.
1345 Unity Court
Casselberry, FL 32707
Flotida Professional Engineer No. 53616

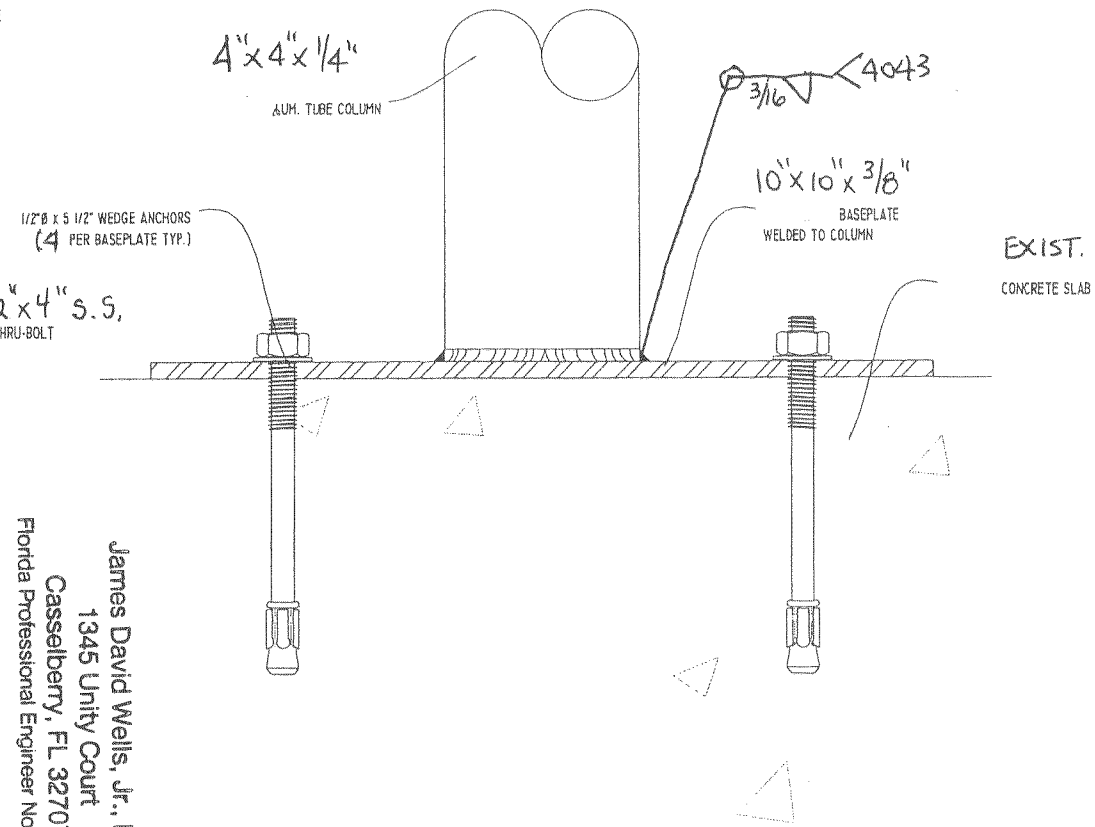
2/18/04



TYP. COLUMN & FABRIC ATTACHMENT DETAIL

SCALE: N.T.S.

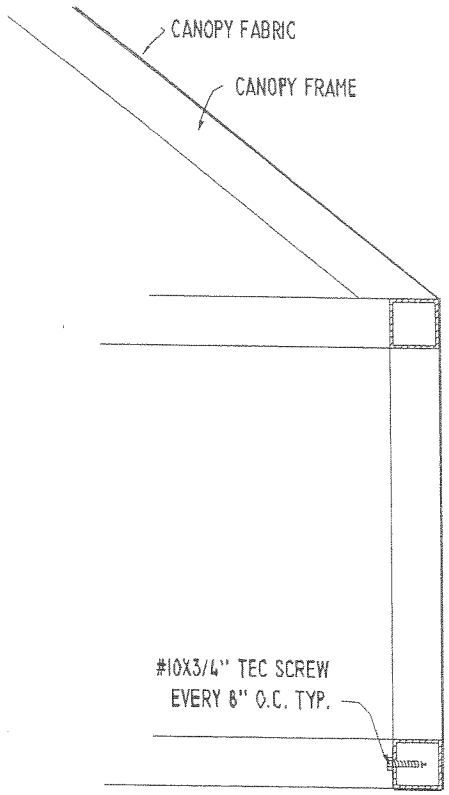
James David Wells, Jr., P.E.
1345 Unity Court
Casselberry, FL 32707
Florida Professional Engineer No. 53616



TYP. BASEPLATE ATTACHMENT DETAIL

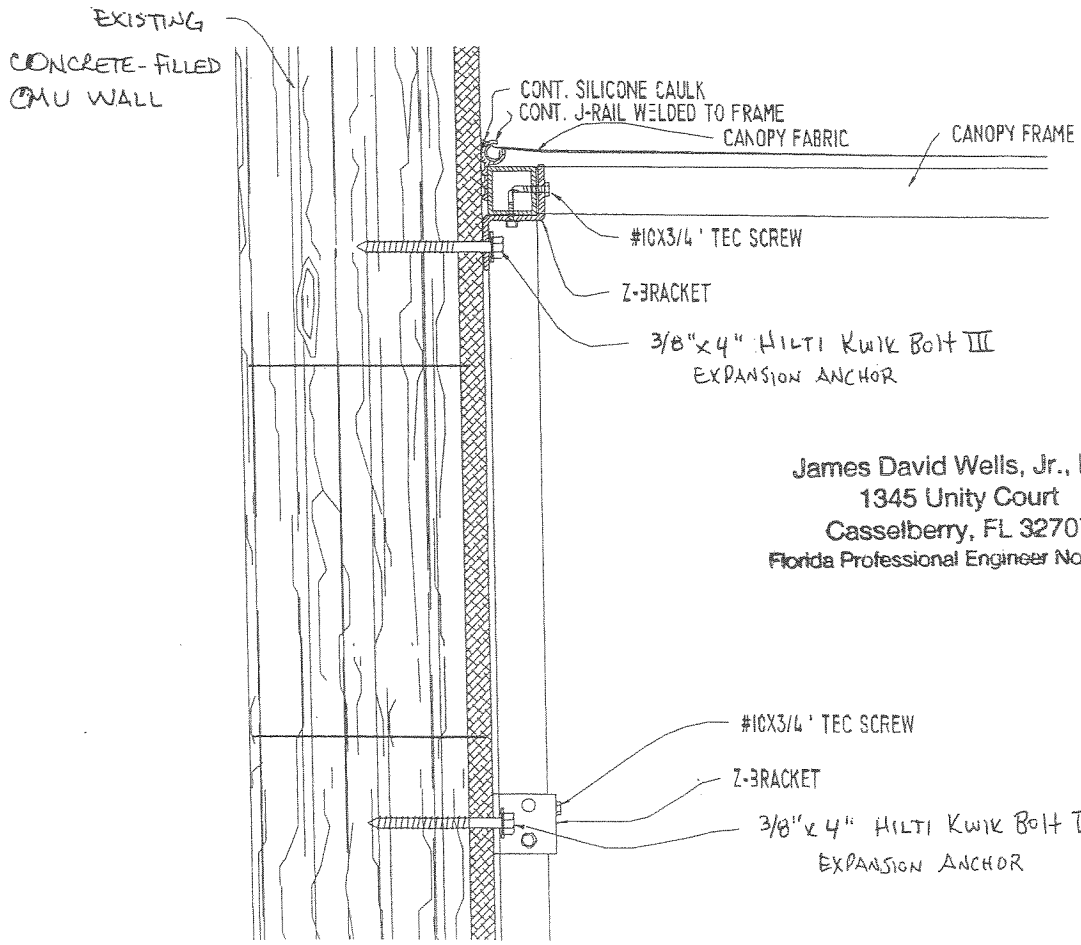
SCALE: N.T.S.

2/18/06



TYP. FABRIC ATTACHMENT

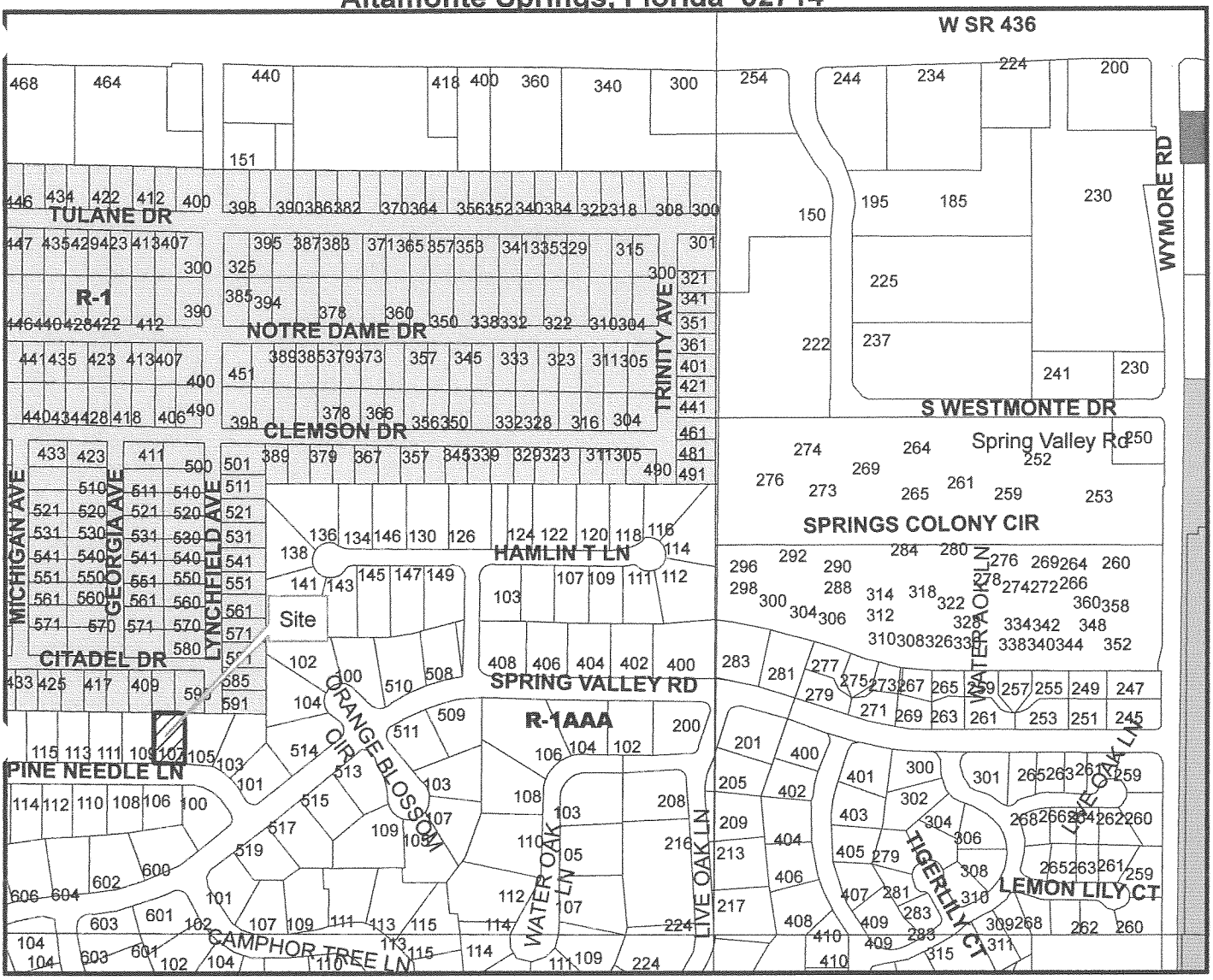
2/18/01



James David Wells, Jr., P.E.
1345 Unity Court
Casselberry, FL 32707
Florida Professional Engineer No. 53616

TYP. WALL ATTACHMENT

Eva & William Park
107 Pine Needle Lane
Altamonte Springs, Florida 32714



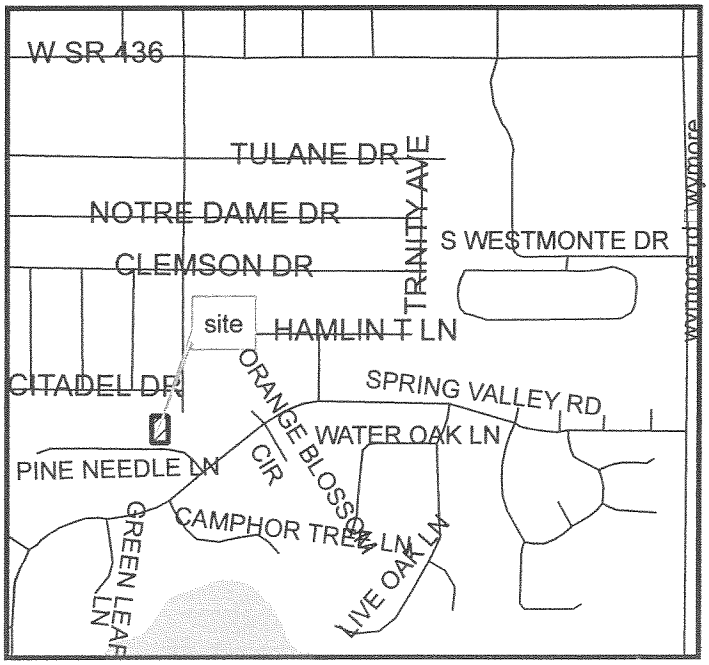
Seminole County Board of Adjustment
April 24, 2006
Case: BV2006-041
Parcel No:15-21-29-511-0A00-0040

Zoning

- BV2006-041
- R-1AAA
- R-1
- R-3
- C-2

N

Feet
0 70 140 280 420 560



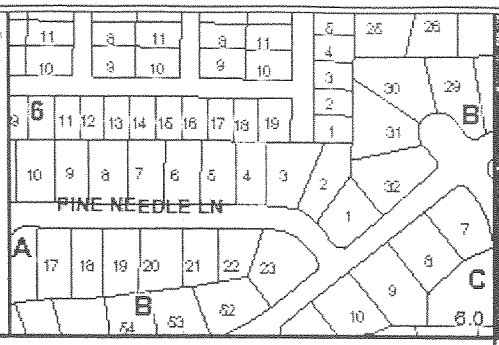
PARCEL DETAIL

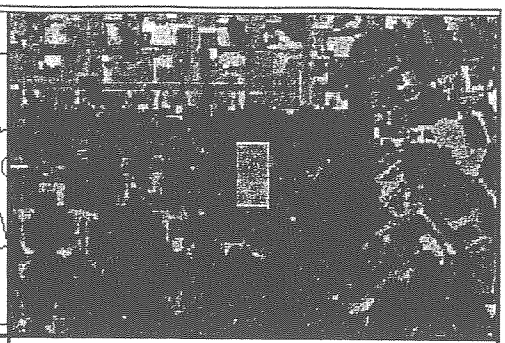
DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506





GENERAL

Parcel Id:	15-21-29-511-0A00-0040
Owner:	PARK WILLIAM B & EVA M
Mailing Address:	107 PINENEEDLE LN
City,State,ZipCode:	ALTAMONTE SPRINGS FL 32714
Property Address:	107 PINE NEEDLE LN ALTAMONTE SPRINGS 32714
Subdivision Name:	SPRING VALLEY FARMS SEC 02
Tax District:	01-COUNTY-TX DIST 1
Exemptions:	00-HOMESTEAD
Dor:	01-SINGLE FAMILY

2006 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	$194,729
Depreciated EXFT Value:	$1,752
Land Value (Market):	$45,000
Land Value Ag:	$0
Just/Market Value:	$241,481
Assessed Value (SOH):	$153,843
Exempt Value:	$25,000
Taxable Value:	$128,843

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1971	00835	0125	$45,500	Improved	Yes

Find Comparable Sales within this Subdivision

2005 VALUE SUMMARY

Tax Value(without SOH):	$3,190
2005 Tax Bill Amount:	$2,038
Save Our Homes (SOH) Savings:	$1,152
2005 Taxable Value:	$124,362

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	45,000.00	$45,000

LEGAL DESCRIPTION

PLATS: Pick...

LEG LOT 4 BLK A SPRING VALLEY FARMS SEC 2 PB 14 PG 59

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1966	8	1,200	3,486	2,950	CONC BLOCK	$194,729	$243,411

Appendage / Sqft	SCREEN PORCH FINISHED / 336
Appendage / Sqft	BASE SEMI FINISHED / 550
Appendage / Sqft	OPEN PORCH FINISHED / 200
Appendage / Sqft	UPPER STORY FINISHED / 1200

NOTE: *Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished,Base Semi Finshed*

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
SPA	1991	1	$1,752	$3,500

NOTE: *Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.*
**** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.*

W. B. Park

From: "sdeklevalaw" <sdeklevalaw@earthlink.net>
To: <wpark@cfl.rr.com>
Sent: Wednesday, February 15, 2006 4:07 PM
Subject: Car Awning 107 Pine Needle Lane

Mr. Park,
Your request to place a car awning over the driveway next to the side of your house has been approved subject to County permitting. Please call if you should have any questions 407-970-2645.

Bill Miller
Director - Spring Valley Farms Community Assoc.
Member- Architectural Review Committee

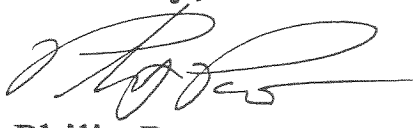
Februrary 7, 2006

To: Seminole County Planning
& Development Department
Planning Division

From: Philip Pastore
109 Pine Needle Lane
Altamonte Springs, FL 32714

I live next door to William Park. I have no objection to his planned canvas carport with a 1 foot variance setback along our common property line.

Sincerely,



Philip Pastore

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 24, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 4 BLK A SPRING VALLEY FARMS SEC 2 PB 14 PG 59

(The aforedescribed legal description has been provided to Seminole County by the owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner: William Park
107 Pine Needle Ln.
Altamonte Springs, Fl 32714

Project Name: Pine Needle Lane (107)

Requested Development Approval:

Request for a side yard (west) setback variance from 10 feet to 1 foot for a proposed carport in the R-1AAA (Single-Family Dwelling District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforedescribed property.

Prepared by: Ian Sikonia, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the proposed carport as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforedescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Tony Walter
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____day of _____, 2006.

_____
Notary Public, in and for the County and State Aforementioned

My Commission Expires: