

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	January 23, 2014	Meeting Time	7:00 P.M.
File Number	PZ-12-13-201367	Folio Number	11-3206-014-1020
Owner	Veronica Molina, 555 NE 93rd Street		
Applicant	Same		
Agent	None		
Property Address	555 NE 93rd Street		
Legal Description	MIAMI SHORES SEC 2 PB 10-37 LOT 20 & W1/2 LOT 21 BLK 56 LOT SIZE 75.000 X 128 COC 26273-2819 02 2008 5		
Property Sq. Ft.	9,600	Building Sq. Ft.	2,275
		Flood Zone	X
Zoning	R17.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 3 bed/2 bath	Year Built	1951
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 and Sec. 600. Site plan review and approval required. Garage conversion attached garage.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits DOH/HRS and DRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	December 19, 2013

Background

The applicant is proposing to convert an attached 1 stall garage to create a master bathroom and storage area. The original garage doors are to remain and will continue to be functional.

The bathroom is accessed from an existing den within the residence that will be converted to a new master bedroom.

The applicants propose to park one car on the existing driveway and one car on the pad in the rear.

Analysis

The parking space in rear is not consistent with zoning requirement that all parking be located not less than 10 ft. from a property line. A car would be parked parallel to the alley approximately 3 ft. from the alley. The building at the rear of the property adjoining this proposed parking space was constructed as a storage building and was never a garage. There is no building permit on file for the pad at the rear of the property.

The code requires that driveways that do not enter a garage be cut back 5 ft. from the residence. The applicant is converting a portion of the garage to storage. Applicant requests that the driveway continue to extend to the storage area.

The wall between the proposed bedroom and storage area may be wood or metal framed provided it is not a bearing wall. A bearing wall must be of masonry construction.

The conversion is compatible with the existing residence and will not be noticeable from the street.

The proposal is consistent with the technical provisions of the Zoning Code except as noted.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements comply with the regulations and are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400 and Sec. 600, of the Code of Ordinances, and, in that regard, may add further conditions or delete or modify staff recommended conditions, deny the application, or continue the item for future consideration.

Should the board find that the application does not comply with the regulations of the zoning code as required, the board may deny the application or approve the application with one or both of the following conditions to be added to the conditions below:

Approval is granted subject to applicant cutting the driveway back to create a 5 ft. landscape strip between the driveway and converted garage.

Applicant to provide one legal parking space in addition to the parking space on the front driveway.

To approve the application without additional conditions, the planning board must approve the use of the rear pad for parking and approve the extension of the driveway to the storage area.

Subject to the determination of the planning board that the proposed improvements comply with the regulations and are harmonious with the community:

Planning and Zoning staff recommends APPROVAL of the site plan to convert an attached 1 stall garage to create a master bathroom and storage area, with a finding that it is consistent with the technical provisions of the Code.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is granted as shown on the plans submitted and made a part of this approval to convert an attached 1 stall garage to create a master bathroom and storage area.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review

Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.

- 4) Applicant to meet all applicable code provisions at the time of permitting.
- 5) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.