



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
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DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-7-14-2014117
Property Address: 1450 NE 101st Street

Owner/Applicant: Maritza Gaiqui Guardian of Natalia Garqui
Address: 1450 NE 101st Street, Miami Shores, FL 33138-2613

Whereas, the applicant Maritza Gaiqui Guardian of Natalia Garqui (Owner), has filed an application for site plan review before the Planning Board on the above property. The applicant sought approval as follows: Variance, Sec. 702, Hardship variances. Sec. 400. Schedule of Regulations, Accessory Buildings ["Location: In rear yard only as defined in Sec. 201, not less than 15 ft. from the main building and not less than 10 ft. from any plot line of contiguous plot that bounds a side or front yard or not less than 5 ft. from any other plot line;"] Variance to permit the location of an electric generator in the side yard next to the dwelling and 7 ft. from the side plot line with a concrete pad 5.5 ft. from the side plot line.

Whereas, a public hearing was held on July 24, 2014 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

1. The proposed improvements do not comply with the Code of Ordinances of Miami Shores Village and are not harmonious with the community.
2. The applicant has not met the conditions for granting of a variance as set forth in Section 702 (a), (b), (c) and (d).
3. The decision of the Planning and Zoning Board is based on the evidence submitted and representations made, and in the official record of the hearing.

Therefore the variance request is denied.

A motion to deny the variance was carried unanimously this 24th day of July, 2014, with the vote as follows:

Mr. Abramitis Yes
Mr. Busta Yes
Mr. Reese Yes
Mr. Zelkowitz Yes
Chairman Fernandez Yes

8/5/2014
Date



Richard M. Fernandez
Chairman, Planning Board