



Miami Shores Village

10050 N.E. SECOND AVE.
MIAMI SHORES, FLORIDA 33138-2382
Telephone: (305) 795-2207
Fax: (305) 756-8972

DAVID A. DACQUISTO, AICP
PLANNING & ZONING DIRECTOR

DEVELOPMENT ORDER

File Number: PZ-5-14-2014100
Property Address: 450 NE 94th Street

Owner: John & Kelly Moore
Address: 450 NE 94 St, Miami Shores, FL 33138-2846

Agent: Wyn Bradley
Address: 7670 SW 132nd Place, Miami, FL 33183

Whereas, the applicant John & Kelly Moore (Owner) has filed an application for a variance 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 ["no door of any accessory building opening on an alley shall be located not less than 20 ft. from the center thereof."] Variance to permit realignment of garage door now facing the side plot line to face the alley.

Whereas, a public hearing was held on June 26, 2014 and the Board, after having considered the application and after hearing testimony and reviewing the evidence entered, finds:

1. The applicant has not met the conditions for granting of a variance as set forth in Section 702 (a), (b), (c) and (d).
2. 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.

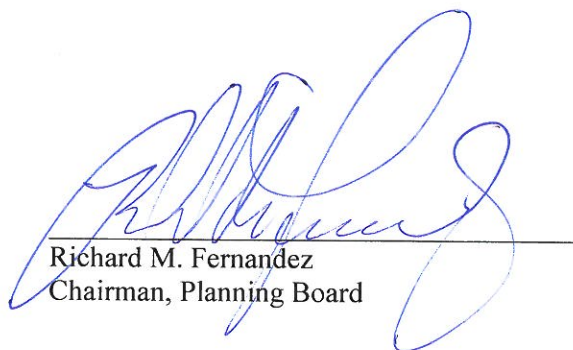
Therefore the variance request is denied.

The motion to approve the variance on this 26th day of June, 2014, failed upon a Motion to Approve the variance with the vote as follows:

Mr. Abramitis	<u>No</u>
Mr. Busta	<u>Yes</u>
Mr. Reese	<u>Yes</u>
Mr. Zelkowitz	<u>No</u>
Chairman Fernandez	<u>No</u>

Date

7/24/2014



Richard M. Fernandez
Chairman, Planning Board