

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

Hearing Date	March 27, 2014	Meeting Time	7:00 P.M.
File Number	PZ-2-14-201480	Folio Number	11-3206-017-2180
Owner	James & Katherine Hurley, 685 Grand Concourse, Miami Shores, FL 33138		
Applicant	Same		
Agent	Mark Campbell, 373 NE 92nd Street, Miami Shores, FL 33138		
Property Address	685 Grand Concourse		
Legal Description	6 53 42 PB 15-14 AMD PL MIAMI SHORES SEC 4 LOTS 22 & 23 BLK 103 LOT SIZE 114.660 X 130 OR 16062-1192 0993 1		
Property Sq. Ft.	14,905	Building Sq. Ft.	2,645
		Flood Zone	X
Zoning	R23	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1-story; 4 bed/3 bath	Year Built	1940
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations 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 FDOH/MDEHS and MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	March 7, 2014

**Background**

The applicant's residence is a corner plot on Grand Concourse located at the north-west corner of Grand Concourse and NE 7<sup>th</sup> Avenue.

The applicant is proposing to convert an existing garage at the side of the residence and facing the front street into a 251 sq. ft. den and 55 sq. ft. laundry room. The garage door will be removed, blocked up and a window resembling others on the residence placed there.

The garage and conversion is accessible from the family room.

The applicant has room to park 2 vehicles on an existing front driveway.

The existing driveway runs beside the residence and does not provide a 5 ft. separation distance from the residence as required by the current code. This is an existing situation and would be maintained. The applicant will cut the driveway back 5 ft. from the garage conversion.

There is an existing door from the garage to the westerly side yard. The applicant proposes to modify the opening to accommodate a 3 ft. wide door.

## **Analysis**

The board generally does not approve new doors from garage conversions that access side yards and has generally required that existing doors from the garage to the side yard be closed as a condition of granting approval for a garage conversion.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code except for general board requirements 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.

Planning and Zoning staff recommends APPROVAL of the site plan to convert a garage and construct a 251 sq. ft. den and 55 sq. ft. laundry room, 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 a garage and construct a 251 sq. ft. den and 55 sq. ft. laundry room.
- 2) Approval is not granted for a door from the new den to the westerly side yard. The existing door to be removed and the opening closed with masonry construction. This change is to be reflected on construction drawings submitted to the building department as part of building permit submittal.
- 3) Applicant to obtain all required building permits before beginning work.
- 4) 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.
- 5) Applicant to meet all applicable code provisions at the time of permitting.
- 6) 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.