

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

Hearing Date	May 25, 2017	Meeting Time	7:00 P.M.
File Number	PZ-4-17-201715	Folio Number	11-3206-013-6330
Owner	Yoko Takarada		
Applicant	Same		
Agent	Mark Campbell		
Property Address	346 NE 93 rd Street		
Legal Description	MIAMI SHORES SEC 1 AMD PB 10-70 W1/2 LOT 5 & LOTS 6 & 7 BLK 47 LOT SIZE 125.000 X 127 OR 14353-659 1289 1	Assessor's Building Value	N/A
Property Sq. Ft.	15,875	Building Sq. Ft.	2,329
		Flood Zone	X
Zoning	R20	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 2 bed/1 bath	Year Built	1938
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.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	May 28, 2017

Background

The applicant is proposing to convert a 400 sf attached garage at the rear of the residence to a bathroom and closet for an existing bedroom.

The remaining space will be converted to storage although a small car may be able to park there.

Analysis

Two parking spaces are available on the new 18 ft. wide concrete driveway at the rear of the residence.

The conversion is compatible with the 1930's residence and except for the new window in the side of the garage no change will be visible.

The board may allow the driveway to extend into the storage area to allow for paved access to the storage area.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code for storage.

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 and construction as submitted and made a part of this approval, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code subject to the following conditions.

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.
- 2) Applicant to maintain two (2) legal parking spaces on site.
- 3) A landscape strip between the storage area and driveway is not required.
- 4) Applicant to apply for and obtain all required building permits from the Building Department before beginning work.
- 5) Applicant to apply for and obtain all necessary permits and approvals from outside agencies before beginning work.
- 6) An erosion and sedimentation plan subject to review and approval by the building official is required and must be submitted to the building official with the building permit application. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 7) 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.
- 8) Ground cover shall comply with the provisions Division 17 of Appendix A, Village of Miami Shores Code of Ordinances, artificial turf and rock of any kind is specifically prohibited.
- 9) Applicant to meet all applicable code provisions at the time of permitting.
- 10)
- 11) 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.