

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

Hearing Date	January 28, 2016	Meeting Time	7:00 P.M.
File Number	PZ-01-16-2016003	Folio Number	11-2136-005-0010
Owner	CK Property Solutions LLC		
Applicant	Viju Koottungal		
Agent	None		
Property Address	186 NE 106th Street		
Legal Description	DUNNINGS MIAMI SHORES EXT NO 1 PB 41-51 LOT 1 BLK 201 LOT SIZE 75.000 X 124 OR 18203-4127 0798 1 COC 25568-0099 03 2007 5	Assessor's Building Value	N/A
Property Sq. Ft.	9,300	Building Sq. Ft.	2,096
		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; 4 bed/3 bath	Year Built	1939
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 FDOH/MDEHS and MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	January 6, 2016

Background

The residence is located on a corner plot where the applicant is proposing to convert an existing 10 ft. by 20 ft., 200 sf attached garage at the front of the residence to a new kitchen.

There is significant interior remodeling proposed that does not raise planning concerns.

The applicant will remove the garage door and locate a window in the new masonry wall.

An existing door from the garage to the side yard will be blocked up.

The applicant is proposing to expand the driveway to create 2 legal parking spaces.

Analysis

The proposed new legal parking space is located within the required 10 ft. side yard setback and is not permitted there. The site plan therefore does not provide the 2 required parking spaces on the plot.

The design is compatible with the neighborhood and community.

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.

Planning and Zoning staff recommends APPROVAL of the site plan to convert an existing 10 ft. by 20 ft., 200 sf attached garage at the front of the residence to a new kitchen, based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code except as noted and 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 to convert an existing 10 ft. by 20 ft., 200 sf attached garage at the front of the residence to a new kitchen.
- 2) The applicant to provide 2 legal parking spaces on the plot subject to approval by the planning director before issuance of any building permits for this project.
- 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) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 7) 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.