

MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP
Planning Director



DATE: January 5, 2018 Meeting

RE: File No. ZBA17-0054
550 West 51st Terrace – Single Family Residence

The applicant, Noah Fox, is requesting variances from the required front setback and to exceed the maximum allowable projection into required yards for interior and exterior renovations, including the construction of a one-story addition to the existing one-story single family home.

STAFF RECOMMENDATION:

Approval of the variances with modifications.

LEGAL DESCRIPTION:

Lot 2, Block 23, of "Lake View Subdivision", According to the Plat Thereof, as recorded in Plat Book 14 at Page 42 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning -	RS-4
Future Zoning-	RS
Lot Size -	6,250 SF
Lot Coverage	
Existing-	2,229 SF / 35.6 %
Proposed	2,807.8 SF / 44.9 %
Maximum-	3,125 SF / 50 %
Unit size	
Existing-	2,133 SF / 34.1 %
Proposed-	2,346.5 SF / 37.5 %
Maximum-	3,125 SF / 50 %
Height-	
Existing-	~12'-0" one-story-- flat/pitched roof
Proposed-	~19'-0"
Maximum-	24'-0"-flat roof / 27'-0"-pitched roof

EXISTING STRUCTURE:

Year Constructed: 1951
Architect: R.T. Pancoast
Vacant Lot: No
Demolition: Partial

THE PROJECT:

The applicant has submitted plans entitled "FOX RESIDENCE RENOVATIONS", as prepared by NuSpace NETWORK and Mario Rumiano, PA, signed and sealed November 8, 2017.

The applicant is proposing renovations and one-story additions to the existing one-story home including variances from the required front setback and to exceed the maximum allowable projection into required yards.

The applicant is requesting the following variance(s):

1. A variance to reduce by 3'-11" the minimum required front setback of 20'-0" for the construction of a one-story garage addition located at 16'-1" from the front property line facing West 51st Terrace.

- Variance requested from:

Sec. 142-106. Setback requirements for a single-family detached dwelling.

The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

(1) Front yards: The minimum front yard setback requirement for these districts shall be 20 feet.

The existing one-story single family home has larger than required front and rear setbacks and non-conforming side setbacks of approximately 5'-0". The existing lot coverage and unit size are well below the maximum allowed for a one-story structure. New additions are proposed in order to upgrade the home to more current living standards and make a reasonable use of the property, including a one car garage addition on the east side of the home which currently has a front setback of approximately 35.9'. In order to construct a minimal garage, as proposed, the front walls of the addition encroach into the required front yard by 3'-11". Staff has no objections to the applicant's request, as the west side of the home will be setback approximately 24'-9', which exceeds the minimum 20' required, and the rear setback ranges from 23' to 29'-0" where 20'-0" is the minimum required. Staff finds that the footprint of the existing structure and larger than required setbacks at the front and rear, create practical difficulties that result in the requested variance.

2. A variance to exceed by 25% (1'-3") the maximum allowable projection of 25% (1'-3") into the existing side setback of 5'-0" in order to continue the existing roof overhang with 50% (2'-6") of encroachment into the east side yard.

- Variance requested from:

Sec. 142-1132. Allowable encroachments within required yards.

(o) Projections. In all districts, every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent of the required yard up to a maximum projection of six feet, unless otherwise noted.

(7)Roof overhangs.

The existing roof overhang of the house extend 2'-6" into the east side yard setback of 5'-0". The new additions at the front and rear follow the line of the building walls, which is allowed by the City Code, provided that the existing side setbacks are at least five (5') feet. In a similar manner, the roof will be extended north and south including the roof overhang, however this extension of a non-conforming roof overhang can only be achieved with the proposed variance. The maximum allowed projection for a roof overhang is 1'-3", or 25% of

the existing (required) side setback. The existing non-conforming side setback of 5'-0" and the existing roof overhang create practical difficulties that result in the variance requested. Staff has no objections to this variance request conditioned to the requirement that the collection and infiltration of the roof run-off water shall be contained on site, and for which details of the roof drainage shall be provided at the time of the building permit.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

Additionally, staff has concluded that the plans and documents with the application comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code, aside from the requested variances.

1. Section 142-1132(o)(11).Walkways: Maximum 44 inches. May be increased to a maximum of five feet for those portions of walkways necessary to provide Americans

with Disabilities Act (ADA) required turn around areas and spaces associated with doors and gates.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Not Applicable
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
Satisfied
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
Not Applicable
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Not Applicable
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not Applicable; it is not reasonable to elevate the existing building for the proposed addition.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not Applicable

(10) Where feasible and appropriate, water retention systems shall be provided.

Not Applicable

STAFF ANALYSIS:

The subject site is an interior lot fronting the la Gorce Golf Course. The property contains a one-story residence constructed in 1952. The original home appears to be constructed with non-conforming 5'-0" setbacks on the sides and larger front and rear setbacks. As per available Building Department records, no significant construction has taken place on the property. As the site presently has a lot coverage of 35.6% and a unit size of 34.1%, the applicant is proposing renovations to retain the single story home including new impact windows and doors, and various additions including a new one-story garage addition at the front, for which two variances are requested.

Staff is supportive of variances #1 and #2 as the physical location of the home and its existing large setbacks dictate the areas available for new floor area and create the practical difficulties that trigger the necessary variances. Staff finds that the variances requested are the minimum required to improve the property while retaining the existing structure. The proposed garage will be aligned with the existing structure on the east side and will continue the existing roof line in order to be more compatible with the architecture of the home. The enclosed garage will have a more positive impact on the surrounding properties than the existing open carport which will be removed. Staff recommends approval of the variances with the condition that all run-off water from the roof shall be contained on site in order to minimize any impact on the adjacent neighboring property due to the extent of the roof overhang.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** of the variance(s) as requested, subject to the conditions enumerated in the attached Draft Order which address the inconsistencies with the aforementioned Practical Difficulty and Hardship criteria, as applicable.

TRM:MAB:IV

F:\PLAN\Zba\RECOMM\ZBA17-0054 - January 5 2018 - 550 W 51st Terrace - front setback-roof projection.docx

**BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 550 West 51st Terrace

FILE NO. ZBA17-0054

IN RE: The application for variances from the required front setback and to exceed the maximum allowable projection into required yards for interior and exterior renovations, including the construction of a one-story addition to the existing one-story single family home.

LEGAL

DESCRIPTION: Lot 2, Block 23, of "Lake View Subdivision", According to the Plat Thereof, as recorded in Plat Book 14 at Page 42 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: January 5, 2018.

ORDER

The applicant, Noah Fox, filed an application with the Planning Department for the following variance(s):

1. A variance to reduce by 3'-11" the minimum required front setback of 20'-0" for the construction of a one-story garage addition located at 16'-1" from the front property line facing West 51st Terrace.
2. A variance to exceed by 25% (1'-3") the maximum allowable projection of 25% (1'-3") into the existing side setback of 5'-0" in order to continue the existing roof overhang with 50% (2'-6") of encroachment into the east side yard.

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board hereby **Approves** the requested variances and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The details of the roof drainage shall be provided at the time of the building permit. The collection and infiltration of the roof run-off water shall be contained on site.
3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site located near the area of construction. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed addition, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff.
 - c. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction

materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

- d. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 4. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - 5. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 6. The applicant shall comply with all conditions imposed by the Public Works Department.
 - 7. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 - 8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
 - 9. The final order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance(s) granted herein.
11. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for Variance(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-11, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "FOX RESIDENCE RENOVATIONS", as prepared by NuSpace NETWORK and Mario Rumiano, PA, signed and sealed November 8, 2017, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Variance Approval was granted, the subject Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), and not reinstated by the Building Official or designee, the Variance Approval will expire and become null and void.

