



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 11/18/20
PROPERTY: 235 RIDGEWOOD ROAD
FOLIO: 03-4129-024-0160
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 11-03-20
PERMIT NO.: **AB-20-11-5237**
SCOPE OF WORK: ADDITION

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC
APPROVAL AS PER THE ZONING CODE**

1. NONE AT THIS TIME

GENERAL OBSERVATIONS

1. PROPOSED DRIVEWAY ON BRIGHTON PLACE WILL NOT BE ALLOWED. AS PER ZONING CODE SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE.
2. IF DRIVEWAY ON BRIGHTON PLACE IS TO BE ALLOWED THEN IT MUST COMPLY WITH SECTION 5-1404, #6, LOOSE GRAVEL, PROVIDED THAT AREAS OF LOOSE GRAVEL ARE SET BACK FIVE (5) FEET FROM ALL PROPERTY LINES AND BORDERED BY ANOTHER PERMITTED DRIVEWAY MATERIAL.
3. AS PER SECTION 5-1403, A, #1, ALL VEHICULAR USE AREAS SHALL HAVE A DRIVEWAY OR DRIVEWAY APPROACH CONNECTION TO THE STREET. PLANS MUST PROVIDE A DRIVEWAY FROM THE GARAGE TO THE STREET.
4. NEED TO PROVIDE A UNITY OF TITLE FOR LOTS 7 & 8.
5. AS PER SECTION 5-108, H, SWIMMING POOL WILL NOT BE ALLOWED ON CORNER LOTS IF VISIBLE FROM BOTH FRONT AND SIDE STREET.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

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CITY OF CORAL GABLES- ZONING DIVISION