



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-26-2020
PROPERTY: 5655 KERWOOD OAKS DR.
FOLIO: 03-51060210010
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-28-2020
PERMIT NO.: **AB-20-12-5957**
SCOPE OF WORK: ADDITION

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

1. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 12)
"Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects"

GENERAL OBSERVATIONS

1. PER ZONING CODE, SECTION 4-101 SINGLE FAMILY RESIDENTIAL, GARAGE FACADES SHALL BE ONE- THIRD (1/3) OF THE WIDTH OF THE FRONT FAÇADE OF THE RESIDENCE THAT FACES UPON A PRIMARY STREET. ON CORNER LOTS, GARAGE FACADES SHALL FACE THE SIDE STREET, WHEN APPROPRIATE FOR CONSISTENCY WITH THE NEIGHBORHOOD CHARACTER, AND MAY NOT EXCEED ONE-HALF (1/2) OF THE WIDTH OF THE FAÇADE.

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