



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 4/22/21
PROPERTY ADDRESS: 4840 BILTMORE WAY
FOLIO: 03-4120-023-1390
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 4/7/21
PERMIT NO.: AB-21-04-7040
SCOPE OF WORK: ONE STORY ADDITION

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

BOA NOTIFICATION, PLEASE SEE THE BELOW ZONING COMMENTS IN RED THESE ARE ITEMS THAT THE ZONING DIVISION REJECTED AND SHOULD BE ADDRESS PRIOR TO THE FINAL PLAN SUBMITTAL

1. PAGES SP-2 AND SP-3, PROVIDE THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 4, SECTION 4-101, D., #9 AND #10.
2. PAGE SP-2, PROVIDE A NEW GROUND AREA COVERAGE DIAGRAM; SHOW THE FLOOR PLAN LAYOUT IN THE DIAGRAM AND PROVIDE THE FOLLOWING BUILDING AREA BREAK-DOWN: EXISTING & NEW RESIDENCE SQUARE FOOTAGE, GARAGE SQUARE FOOTAGE, FRONT COVERED ENTRY SQUARE FOOTAGE, REAR COVERED TERRACE SQUARE FOOTAGE, AND THE SWIMMING POOL BODY OF WATER SQUARE FOOTAGE, SEE THE OFFICE PLAN SET FOR CLARIFICATION.
3. PAGE A-5, PROVIDE THE LINEAR FEET OF THE ENTIRE BUILDING IN THE FRONT ELEVATION, THEN, PROVIDE THE LINEAR FEET OF THE GARAGE FACADE; NOTE, THE GARAGE FACADE CANNOT EXCEED 1/3 OF THE TOTAL FACADE OF THE BUILDING IN THE FRONT ELEVATION. ARTICLE 4, SECTION 4-101, D., #11.

4. BOA REVIEW REQUEST, PAGES SP-2 AND A-5, NEW GARAGE DOOR LOCATION, ARTICLE 4, SECTION 4-101, D., #12.

Z-CODE SECTION:

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.

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GENERAL ZONING OBSERVATIONS:

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4. **WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION: <https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>**
5. **ON THE FINAL PLAN SUBMITTAL PAGES SP-2 AND PAGE A-3, CLARIFICATION, REMOVE THE DELINEATION OF THE EXISTING RESIDENCE ON THE PROPOSED SITE PLAN AND THE PROPOSED FLOOR PLAN.**
6. **ON THE FINAL PLAN SUBMITTAL PAGES PAGE SP-2 PROPOSED SITE PLAN, PROVIDE A HATCH PATTERN TO INDICATE THE EXACT LAYOUT OF THE POOL DECK.**
7. **ON THE FINAL PLAN SUBMITTAL PAGES PAGE SP-2, PROVIDE THE DISTANCE FROM THE RIGHT PROPERTY LINE TO THE CLOSEST EDGE OF THE MECHANICAL EQUIPMENT (MIN. DISTANCE REQUIRED IS 9.72 FT.). ARTICLE 4, SECTION 4-101, D., #4 AND #5.**
8. **ON THE FINAL PLAN SUBMITTAL PAGES PAGE SP-2, THE PAVER POOL DECK CANNOT ENCROACH ON THE REQUIRED 35 FEET REAR SETBACK, REDUCTION REQUIRED. ARTICLE 4, SECTION 4-101, D., #4 AND #5.**
9. **ON THE FINAL PLAN SUBMITTAL PAGES PAGE SP-2, THE BBQ COUNTER IS NOT ALLOWED WITHIN THE SIDE SETBACK AND REAR SETBACK, RELOCATION REQUIRED. ARTICLE 4, SECTION 4-101, D., #4 AND #5.**
10. **ON THE FINAL PLAN SUBMITTAL PAGES PAGE SP-2, THE NEW WOOD DECK CANNOT ENCROACH ON THE REQUIRED SIDE SETBACKS, REDUCTION REQUIRED. ARTICLE 4, SECTION 4-101, D., #4 AND #5.**
11. **ON THE FINAL PLAN SUBMITTAL PAGE A-3, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE BUILDING AREA.**
12. **ON THE FINAL PLAN SUBMITTAL PAGE A-6, PROVIDE THE HEIGHT OF THE RETAINING WALL.**
13. **ON THE FINAL PLAN SUBMITTAL PAGE A-6, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE.**
14. **ON THE FINAL PLAN SUBMITTAL PROVIDE A DETAIL INDICATING THE MATERIAL USED TO BURY THE EXISTING POOL. ARTICLE 5, SECTION 5-401.**

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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