

Zoning Response Narrative

Revision 1

HIST-26-05-0367

Attn: Steven Rodriguez

06.29.2026

Plan Address: 1137 Obispo Ave, Coral Gables, FL 33134

1. Page A0.01, historical review required, provide a minimum required 5 feet side setback from the west property line to the closest edge of the new carport (proposed is at 4.5 ft.). Art. 2, sect. 2-101, d. #4, b., i.

A variance is being pursued in conjunction with the COA application to reduce the west setback from 5'-0" to 3'-0" for the carport / porte cochere.

2. Page A0.02, historical review required, f.a.r. diagram, the maximum allowed f.a.r. is 2,400 square feet and the proposed is at 2,608 square feet, reduction required. Art. 2, sect. 2-101, d., #6, b., & c.

The lot is area is 7,500 square feet resulting in an allowable FAR of 3,275 square feet.

3. Page A1.01, provide the detached garage floor plan (all levels).

Detached garage existing plans provided, A1.01.

4. Page A0.02, historical review required, 35% ground area coverage diagram, the maximum allowed 35% ground area coverage is 1,750 square feet, and the proposed is at 2,109 square feet, reduction required. Art. 2, sect. 2-101, d., #6, a.

The lot is area is 7,500 square feet resulting in an allowable primary coverage of 2,625 square feet.

5. Page A0.02, historical review required, 45% ground area coverage diagram, the maximum allowed 45% ground area coverage is 2,250 square feet, and the proposed is at 2,603 square feet, reduction required. Art. 2, sect. 2-101, d., #6, a.

The lot is area is 7,500 square feet resulting in an allowable primary + secondary coverage of 3,375 square feet.

6. Page A0.01, historical review required, provide a minimum required 5 feet side setback from the east property line to the closest edge of the new addition (proposed is at 4.5 ft.). Art. 2, sect. 2-101, d. #4, b., i.

- 7.

This dimension has been updated based on the survey. The setback of the existing east façade is 4.1' or 4'-1", per the survey. The proposed addition is inset from this 6.5", with a setback of 4'-7". A variance is being pursued in conjunction with the COA application to reduce the east setback from 5'-0" to 4'-7" for the rear addition.

Thanks,



Julian Quinn, AIA | Principal

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