



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01/12/21
PROPERTY: 1209 ANDORA AVE
FOLIO: 03-4130-005-0900
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12/23/21
PERMIT NO.: AB-20-12-5895
SCOPE OF WORK: NEW HOUSE

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

1. AS PER ZONING CODE, ARTICLE 4, SECTION 4-101, #15, ARCHITECTURAL STYLE AND DESIGN REVIEW. PURSUANT TO ARTICLE 5, DIVISION 6, "DESIGN REVIEW STANDARDS," THE BOARD OF ARCHITECTS SHALL REVIEW APPLICATIONS FOR AESTHETIC DESIGN AND COMPATIBILITY. BOARD OF ARCHITECTS SHALL HAVE THE AUTHORITY TO DENY PROPOSED DESIGNS THAT DO NOT COMPLY WITH AESTHETIC STANDARDS. APPLICANTS ARE REQUIRED TO SUBMIT AND DESCRIBE THE PROPOSED ARCHITECTURAL STYLE, WITH ADEQUATE DOCUMENTATION OF PRECEDENTS AND AESTHETIC GOALS.
2. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
3. LOCATION OF THE GARAGE DOOR IS TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, #12)

GENERAL OBSERVATIONS

1. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
2. AS PER ARTICLE 5, SECTION 5-1603, RESIDENCE PROPOSED WITH A FLAT ROOF AND A PARAPET MUST HAVE A COMBINATION OF A SLOPE ROOF AS WELL.

Preliminary Zoning Observation Report

3. AS PER ARTICLE 5, SECTION 5-1602, A FLAT ROOF WITHOUT A PARAPET WILL ONLY BE ALLOWED ABOVE PORCH OR ROOM ADDITIONS WITHIN THE L, T OR U OF A RESIDENTIAL BUILDING HAVING ALL TILE ROOFS PROVIDED:
 1. A TILE ROOF IS NOT PRACTICAL, AS SHALL BE DETERMINED BY THE BOARD OF ARCHITECTS.
 2. THE FLAT ROOF PORTION SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.
 3. THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT, OR IS NOT VISIBLE FROM THE FRONT OR SIDE STREET ELEVATIONS ON A CORNER LOT.
4. AS PER SECTION 5-118, WALKWAY PORTION OF DRIVEWAY WILL NOT BE ALLOWED TO EXCEED A WIDTH OF FIVE (5) FEET IN THE REQUIRED SETBACK.
5. AS PER SECTION 5-1804, ALL MECHANICAL EQUIPMENT MUST COMPLY WITH THE SAME SET BACK REQUIREMENTS AS THE PRINCIPAL STRUCTURE, THIS INCLUDES WALL MOUNTED EQUIPMENT ON THE SIDES.

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