

March 24, 2026

Coral Gables Building
And Zoning Department
405 Biltmore Way, 3RD Floor
Coral Gables, FL 33134

Att: Mr. Steven Rodriguez

RE: 1233 Anastasia Avenue
HIST-26-01-0324

In response to the Zoning comments:

1. HISTORICAL REVIEW REQUIRED, PAGES A0.2 AND A1.3, PROVIDE A MINIMUM 15 FEET SIDE SETBACK FROM THE NORTH PROPERTY LINE TO THE NEW FAMILY ROOM ADDITION, NEW COVERED TERRACE, NEW 2ND FLOOR MASTER BEDROOM ADDITION AND THE NEW 2ND FLOOR OUTDOOR SHOWER. ART. 13, SECT. 13-303 and ART. 2, SECT. 2-101, D., #4, b., i. ***For this comment we are requesting a variance from the Historical Board. The plans still reflect this condition.***
1. HISTORICAL REVIEW REQUIRED, PAGE A0.2, PROVIDE A MINIMUM 15 FEET SIDE SETBACK TO THE NEW TRASH BIN ENCLOSURE. ART. 2, SECT. 2-101, D., #4 & #5. ***The trash bin enclosure has been removed, see revised sheets A0.2, A0.3, A0.4, A0.5, and A1.1.***
2. PROVIDE COMPLETE ELEVATION DETAILS OF THE TRASH BIN ENCLOSURE, ILLUSTRATE, DIMENSION, AND LABEL ACCORDINGLY. ***The trash bin enclosure has been removed, see revised sheets A0.2, A0.3, A0.4, A0.5, and A1.1.***
3. PAGE A0.2, THE PERIMETER CHAIN LINK FENCE AND GATES ARE NOT ALLOWED AS PROPOSED; ON EACH SIDE YARD THE CHAIN LINK FENCE SHALL START AT THE REAR CORNER OF THE RESIDENCE. ***See revised A0.2 for reworked chain link fences.***

If you have any questions regarding the comments and our responses, please do not hesitate to contact our office.

Antonio E. Rodriguez, Architect
Cad Studio Architecture Inc.

