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Permits and Inspections: Actions

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AB-19-07-4541

Applied	Approved	Issued	Final	Expires
07/08/2019	07/08/2019	07/08/2019		12/11/2020

Type **BOA COMPLETE (LESS THAN \$75,000)**

Status **issued**

Permit Description

Permit Address **6913 TALAVERA ST CORAL GABLES FL 33146-3837**

**RESIDENTIAL \*\*\*PERF DATE 12/9/2019  
\*\* LEGALIZATION OF CARPORT TO GARAGE CONVERSION AND COTTAGE CONVERSION \$30,000 \*\*\* NOT ALLOWED TO CONTINUE - DOES NOT COMPLY WITH ZONING.**

Applicant **BARBARA GARCIA Owner N**

Owner **BARBARA GARCIA**

Viewing **Actions** <-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA COUNTER	calc fees - CALCULATE FEES	canderson		07/08/2019	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		07/08/2019		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	sramos2		07/18/2019	CONTINUED	CONTINUED BY J. RIESCO, A. ALVAREZ
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	schin		12/12/2019	CONTINUED	CONTINUED
BOA COORDINATOR	przoning - ZONING PLAN REVIEW					
BOA COORDINATOR	przoning - ZONING PLAN REVIEW	etejera		03/19/2020	HOLD	<p>*** NOT ALLOWED TO CONTINUE DOES NOT COMPLY WITH ZONING CODE. 1. PLANS MUST BE SUBMITTED WITH A CURRENT SIGNED AND SEALED SURVEY NO OLDER THAN 5 YEARS OLD. THIS IS NEEDED IN ORDER TO PERFORM THE ZONING REVIEW. IF SURVEY IS OLDER THAN 5 YEARS BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT: <a href="http://CORALGABLES.COM/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=640">HTTP://CORALGABLES.COM/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=640</a> 2. AS PER CORAL GABLES DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS ARE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING, AND IN WHICH THE USE AND MANAGEMENT OF ALL SLEEPING QUARTERS, ALL APPLIANCES FOR COOKING, VENTILATING, HEATING OR LIGHTING ARE UNDER ONE CONTROL. PROPOSED REAR ROOM MUST BE ACCESIBLE FROM WITHIN THE BUILDING. 3. ONCE DETACHED GARAGE BECOMES PART OF THE PRINCIPLE STRUCTURE IT WILL EXCEED THE MAXIMUM ALLOWED (35%) GROUND AREA COVERAGE. A. AS PER SECTION 4-101, #8, THE MAXIMUM ALLOWED GROUND COVERAGE IS THIRTY-FIVE (35%) PERCENT. A LOT WITH 5,000 SQUARE FEET WILL ALLOW A MAXIMUM OF 1,750 SQUARE FEET. 4. ZONING CODE SECTION 5-1402, #5, REQUIRES A MINIMUM GARAGE INTERIOR DIMENSION OF TEN (10) FEET BY TWENTY-TWO (22) FEET. PROPOSED GARAGE DOES NOT MEET THE MINIMUM SIZE REQUIRED BY CODE. 5. ZONING CODE SECTION 4-101, #3, A, REQUIRES A MINIMUM FRONT SETBACK DIMENSION OF TWENTY-FIVE (25) FEET. NEED TO SHOW FRONT SETBACK DIMENSION FOR PROPOSED GARAGE. 6. ZONING CODE SECTION 4-101, #3, B, REQUIRES TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH FOR THE SIDE SETBACKS. PROPOSED PROJECT MUST HAS A MINIMUM TOTAL REQUIRED SETBACK OF TEN (10) FEET. LEFT SIDE SHOWS AN</p>