



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/23/2021 REVIEW 2
PROPERTY: 1024 ASTURIA AVE
FOLIO: 03-4107-014-0780
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT
DRC: NO
HISTORICAL/ COTTAGE: YES (NON-CONTRIBUTING)
ORIGINAL SUBMITTAL DATE: 11/02/2020 (HISTORIC APPROVAL FOR BOA GRANTED 4/2/2021)
PERMIT NO.: **AB-20-11-5172**
SCOPE OF WORK: NEW GAZEBO, ALUMINUM FENCE, AND DRIVEWAY

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

1. NONE AT THIS TIME

GENERAL OBSERVATIONS

3. PROVIDE A ZONING DATA WORKSHEET OR DIAGRAMS FOR ALL OF THE LISTED ITEMS BELOW. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE:
[HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://evogov.s3.amazonaws.com/media/91/media/128367.pdf). COPY AND PASTE THE LINK IN YOUR BROWSER.
 - A. GROUND AREA COVERAGE. A MAXIMUM OF THIRTY-FIVE (35%) PERCENT AS PER CODE, PLEASE SEE SECTION 4-101, NUMBER 8.
 - B. TOTAL GROUND AREA COVERAGE. A MAXIMUM OF FORTY-FIVE (45%) PERCENT TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES. PLEASE SEE SECTION 4-101, NUMBER 8.
 - C. FAR CALCULATIONS. SEE SECTION 4-101, D, # 9 AND #10 FOR ALLOWANCE AND EXCLUSIONS AS APPLICABLE.
 - D. OPEN LANDSCAPE. FORTY (40%) OF THE BUILDING SITE. TWENTY (20%) PERCENT OUT OF THE FORTY SHALL BE LOCATED ON THE FRONT YARD. SEE DIVISION 11 LANDSCAPING. PLEASE NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE. AS PER DEFINITIONS, FRONT YARD MEANS THE UNOCCUPIED AREA BETWEEN THE FRONT PROPERTY LINE AND THE MAIN BUILDING AND EXTENDING ACROSS THE FULL WIDTH OF THE LOT.

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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