



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 3/1/21
PROPERTY ADDRESS: 7310 MINDELLO ST.
FOLIO: 03-4132-002-0020
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 2/5/21
PERMIT NO.: **AB-21-02-6314**
SCOPE OF WORK: ONE STORY ADDITION & EXTERIOR ACCESSORIES.

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

1. BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #12.

Z-CODE SECTION:

12. Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.

2. BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D. #13

Z-CODE SECTION:

13. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

3. BOA CLARIFICATION REQUEST, APPLICANT TO CLARIFY SIDING MATERIAL ON THE BUILDING, SEE ELEVATION PAGES A2.1, A2.2, AND A3.1.

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GENERAL OBSERVATIONS

1. ON THE FINAL PLAN SUBMITTAL, PROVIDE A PAGE NUMBER FOR THE PROPOSED SITE PLAN SHEET.
2. ON THE FINAL PLAN SUBMITTAL, PROPOSED SITE PLAN SHEET, PROVIDE A SCOPE OF WORK SECTION.
3. ON THE FINAL PLAN SUBMITTAL, PAGE A1.1, AREA CALCULATION SECTION RELOCATE THIS TABLE TO PAGE A0.3.
4. ON THE FINAL PLAN SUBMITTAL, PAGE A2.1, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE TOP EDGE OF THE ROOF.
5. PAGE A2.1, TRELLIS #21.6, PROVIDE THE WOOD TYPE. ARTICLE 5, SECTION 5-113.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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