



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/09/20
PROPERTY: 9501 JOURNEYS END LN
FOLIO: 03-5106-022-0070
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 08/19/2020
PERMIT NO.: **AB-20-08-6779**
SCOPE OF WORK: Addition

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

1. NONE AT THIS TIME.

GENERAL OBSERVATIONS

1. PLANS MUST INCLUDE A CURRENT SIGNED AND SEALED SURVEY.
2. NEED TO CLARIFY, SITE SURVEY SHOWS A BASKETBALL COURT IN THE LOCATION THAT WAS APPROVED AS A DRIVEWAY. BASKETBALL COURT WILL NOT BE ALLOWED IN THE REQUIRED SETBACKS.
3. NEED TO SHOW ENTIRE FLOOR PLAN OF PROPERTY. ADDITION SHOWS A "SERVICE KITCHEN", IS THIS A SECOND KITCHEN? AS PER DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL APPLIANCES FOR COOKING MUST BE UNDER ONE CONTROL, AND TO BE OCCUPIED BY ONE FAMILY PLUS SERVANTS, WHO ARE LIVING AND COOKING AS A SINGLE HOUSEHOLD.
4. ALL PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE (SECTION 5-108).
5. SITE SURVEY SHOWS EXISTING MECHANICAL EQUIPMENT IN THE FRONT SETBACK. NEED TO VERIFY, AS PER PREVIOUS PERMIT NUMBER 04050054 MECHANICAL EQUIPMENT COMPLIED WITH THE REQUIRED SETBACKS.
6. SHEET A-200 STILL SHOWS A TRELLIS IN THE REQUIRED SIDE SETBACKS.
 - A. PLANS SHOW A WOOD TRELLIS IN THE THIRTY (30) FOOT SITE SPECIFIC SETBACK. NEED TO PROVIDE PERMIT NUMBER FOR WOOD TRELLIS. IF NO PERMIT IS FOUND THEN TRELLIS WILL NOT BE ALLOWED IN THE REQUIRED SETBACKS.

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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