



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/30/2020  
PROPERTY: 753 MAJORCA AVE  
FOLIO: 03- 4108-001-2720  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 09/18/2020  
PERMIT NO.: **AB-20-09-5569**  
SCOPE OF WORK: INTERIOR/ EXTERIOR RENOVATIONS

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

1. NONE AT THIS TIME.

**GENERAL OBSERVATIONS**

1. PATIO/SITTING AREA IN THE SETBACK BETWEEN THE HOUSE AND THE STREET WILL NOT BE ALLOWED. ONLY APPROVED WALKWAYS AND DRIVEWAYS WILL BE ALLOWED IN THE REQUIRED SETBACKS AREA. ALL OTHER PAVED AREAS IN THE REQUIRED SETBACKS MUST COMPLY WITH SECTION 5-118 SHOWN BELOW.
  - A. AS PER SECTION 5-118, WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA, BUT SHALL ONLY BE USED FOR THE FUNCTION OF A WALKWAY. A WALKWAY IS AN AGGREGATED WIDTH OF PAVERS, STONES, WOOD, OR OTHER PERMEABLE HARDSCAPE NOT EXCEEDING FIVE (5) FEET IN WIDTH IN A SETBACK AREA. NEW PAVED AREAS, OTHER THAN A DRIVEWAY IN THE REQUIRED SETBACKS MUST COMPLY WITH THIS SECTION. IN ALL CASES A MINIMUM OF EIGHTEEN (18) INCHES SHALL BE PROVIDED BETWEEN A WALKWAY AND THE DRIVEWAY, PATIO, OR PROPERTY LINE.
2. NEED TO PROVIDE THE PERMIT NUMBER FOR EXISTING SIX (6) FOOT CHAIN LINK FENCE. IF NO PERMIT IS FOUND THEN CHAIN LINK WILL NOT BE ALLOWED TO EXCEED A HEIGHT OF FOUR (4) FEET.
3. AS PER ARTICLE 5, SECTION 5-2402, CHAIN LINK WILL ONLY BE ALLOWED ALONG THE REAR YARD OR SIDE YARD WITH A WALL. IF CHAIN LINK GOES BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE IT MAY GO AS FAR AS THE FRONT CORNER OF THE MAIN HOUSE AS LONG AS IT IS RETURNED WITH A FOUR (4) FOOT MASONRY WALL.

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- A. NOTE #9 ON A-1 SHEET SHOWS A PROPOSED ALUMINUM FENCE AND GATE. AS PER SECTION 5-2402 WHEN CHAIN LINK GOES BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE IT MAY GO TO THE FRONT CORNER OF THE BUILDING AS LONG AS IT IS RETURNED WITH A FOUR (4) FOOT HIGH MASONRY WALL.
4. PROPOSED PLANS MUST SHOW THE TRIANGLE OF VISIBILITY. IF A SIDEWALK IS LOCATED BETWEEN THE PROPERTY LINE AND THE STREET THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL BE FIFTEEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF THE DRIVEWAY AND THE EDGE OF THE SIDEWALK THAT IS CLOSEST TO OR ON THE PROPERTY LINE.
  5. PLANS MUST PROVIDE NOTATION THAT NOTHING WILL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2 ½ FEET, AND 8 FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
  6. PLANS MUST INDICATE THAT PROPOSED GENERATOR WILL BE A MINIMUM OF TEN (10) FEET FROM ANY OPENING IN A BUILDING OR STRUCTURE THAT MAY BE OCCUPIED BY PEOPLE.
  7. AS PER ZONING CODE SECTION 5-1104, #6, ARTIFICIAL TURF WILL ONLY BE ALLOWED IN THE REAR YARD, WITH AN ACCEPTABLE BUFFER, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICE DIVISION
  8. AS PER SECTION 5-2403 MASONRY WALL SHALL NOT EXCEED FOUR (4) FEET IN THE REQUIRED SETBACKS. PLANS SHOW A SIX (6) FOOT WALL ON MAJORCA AVE.

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