



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 1/6/2021
PROPERTY ADDRESS: 638 MADEIRA AVE
FOLIO: 03-4108-002-0830
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12/21/20
PERMIT NO.: **AB-20-05-6139**
SCOPE OF WORK: NEW 1 STORY SFR.

**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. GARAGE DOORS AND CARPORTS. TO BE COMPATIBLE WITH NEIGHBORHOOD CHARACTER, THE BOARD OF ARCHITECTS SHALL APPROVE THE LOCATION OF GARAGE DOORS AND CARPORTS.

GENERAL OBSERVATIONS

1. PRIOR TO THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK:
<https://www.coralgables.com/departments/DevelopmentServices/building-division>
2. PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:
<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>
3. PAGE A-1.0 PROPOSED SITE PLAN, PROVIDE THE LENGTH OF THE PROPERTY LINES.
4. PAGE A-2.0, PROVIDE THE LENGTH OF THE ROOF OVERHANG PROJECTION. ARTICLE 5, SECTION 5-1609.
5. PAGE A-1.0 PROPOSED SITE PLAN, PROVIDE THE ROOF OVERHANG.

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6. PAGE A-1.0, PROVIDE THAT THE DRIVEWAY AND APPROACH HAVE THE SAME WIDTH, LABEL AND DIMENSION ACCORDINGLY (SEE PLANS FOR CLARIFICATION). ARTICLE 4, SECTION 4-101, D., #13.

7. PAGE A-1.0, PROVIDE THE 45% GROUND AREA COVERAGE CALCULATION. ARTICLE 4, SECTION 4-101, D., #8.

8. ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ZONING CODE ARTICLE 4, SECTION 4-101, D., #8 (NOTE, PAGE A-1.0 PROPOSED AREA DIAGRAM ONLY PROVIDES THE FLOOR AREA RATIO SQUARE FOOTAGE).

9. PAGE A-1.0 PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE DOUBLE GATES, LABEL ACCORDINGLY.

10. PAGE A-1.0, RELABEL THE "COVERED ENTRY" TO "ENTRY WITH OVERHANG" (IF NOT THE COVERED ENTRY WILL BE CALCULATED TO THE GROUND AREA COVERAGE 35% AND 45% CALCULATIONS).

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

REVIEWED BY: STEVEN RODRIGUEZ
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