



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-26-2020
PROPERTY: 2806 GRANADA BLVD
FOLIO: 03-4180032190
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 12-29-2020
PERMIT NO.: **AB-20-12-5180**
SCOPE OF WORK: ADDITION, SWIMMING POOL AND DECK.

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

1. NOT CLEAR FOR BOA. NEEDS APPROVAL FROM THE HISTORIC PRESERVATION BOARD FOR THE PROPOSED TWO-STORY STRUCTURE WITH AT A (5') FEET REAR SETBACK. PER ZONING CODE ARTICLE 4, SECTION 4-101 THE BOARD OF ARCHITECT MAY RECOMMEND APPROVAL OF A VARIANCE FOR A ONE-STORY STRUCTURE WITH A (5') FEET REAR SETBACK.
Rear setback. Ten (10) feet. If compatible with the neighborhood character, the Board of Architects may recommend approval of variances to the Board of Adjustment or the Historic Preservation Board, as applicable, to allow a rear setback of five (5) feet for one-story structures.
2. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 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"
3. AS PER SECTION 4-101, #13 DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.
4. BOA REVIEW REQUEST, ARTICLE 4, SECTION 5-1804 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS.
3. Any equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall, opaque gates, or landscaping.

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8. All equipment shall be included in architectural drawings in sufficient detail to evaluate aesthetic impact. Mechanical equipment location shall be approved by the City Architect or Board of Architects.

GENERAL OBSERVATIONS

1. PROPOSED REAR SETBACK IS AT 5 FEET.
PER ZONING CODE ARTICLE 4, SECTION 4-101 SINGLE FAMILY RESIDENTIAL.
Rear setback. Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable may allow a rear setback of five (5) feet for one-story structures.
2. PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT:
<https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>
3. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT PER SECTION 5-108 SWIMMING POOLS AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
4. IN ALL CASES WHERE A SWIMMING POOL WILL BE VISIBLE FROM A STREET, A FOUR (4) FOOT WALL SHALL BE ERECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL. SEE ZONING CODE, SECTION 5-108 SWIMMING POOLS.
5. PROVIDE THE TRIANGLE OF VISIBILITY NOTE. SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
6. PROPOSED POOL DECK IS ENCROACHING ON THE REQUIRED 5 FEET SIDE SETBACK. SEE SECTION 5-118 PAVERS AND WALKWAYS.
7. PROVIDE SETBACK FOR PROPOSED AC UNITS.
8. INDICATE PROPOSED ROOF PROJECTION. ON SETBACKS FROM FIVE FEET TO TEN FEET, ROOFS MAY NOT PROJECT MORE THAN 2 ½ FEET IN THE REQUIRED SETBACK AREA. SEE SECTION 5-1609 ROOF PROJECTIONS.

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

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION