



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 9/24/2020  
PROPERTY: 5815 MAYNADA ST  
FOLIO: 03-4130-003-0090  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 09/17/2020  
PERMIT NO.: **AB-20-09-5531**  
SCOPE OF WORK: SECOND FLOOR ADDITION

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

1. BALCONY WILL NOT BE ALLOWED TO PROJECT INTO THE REQUIRED SETBACKS. AS PER ZONING CODE ARTICLE 4, SECTION 4-101, #4, A, PARCEL HAS A MINIMUM TWENTY-FIVE (25) FOOT FRONT SETBACK. THE BOARD OF ARCHITECTS MAY RECOMMEND APPROVAL OF VARIANCES TO THE BOARD OF ADJUSTMENT OR THE HISTORIC PRESERVATION BOARD, AS APPLICABLE.

**GENERAL OBSERVATIONS**

1. BALCONY WILL NOT BE ALLOWED TO PROJECT INTO THE REQUIRED SETBACKS. AS PER ZONING CODE ARTICLE 4, SECTION 4-101, #4, A, PARCEL HAS A MINIMUM TWENTY-FIVE (25) FOOT FRONT SETBACK.
2. PREVIOUS PERMIT NUMBER BL-15-06-5906, SHOWED APPROVED POOL AT TEN (10) FEET FROM THE REAR PROPERTY LINE AND POOL DECK AT FIVE (5) FEET. POOL DECK ON PLANS DOES NOT MATCH PREVIOUSLY APPROVED DESIGN. NEED TO MATCH PREVIOUSLY APPROVED OR INDICATE NEW AREAS TO BE ADDED, ANY NEW AREA WILL NEED TO COMPLY WITH SETBACKS AND LANDSCAPING.
3. PREVIOUS PERMIT NUMBER 97120445 SHOWED MECHANICAL EQUIPMENT BEING RELOCATED OUT OF THE REQUIRED SETBACKS. AS PER ZONING CODE SECTION 5-1804, #4, ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH REQUIRED SETBACKS OF THE BUILDING SITE. NEED TO ALSO SHOW LOCATION OF POOL EQUIPMENT.
4. AS PER SECTION 5-1301, ALL PORTIONS OF EXTERIOR WALLS, INCLUDING INTERIOR WALLS OF GARAGES, ROOMS EXCEEDING TWENTY-FIVE (25) SQUARE FEET IN AREA WHICH LIE WITHIN A GARAGE, SHALL BE OF THE SAME TYPE CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING AND PROPERLY TOPPED WITH TIE BEAM OR RAKES. NEW WALL IN GARAGE MUST BE 8" MASONRY.

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5. AS PER SECTION 5-1402, A MINIMUM CLEARANCE OF NINE (9) FEET BY EIGHTEEN-AND-A-HALF (18.5) FEET MUST BE MAINTAINED WITHIN GARAGES TO SATISFY THE REQUIREMENTS FOR STORAGE OF ONE (1) VEHICLE. PLANS MUST SHOW DIMENSION.
6. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE. <HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF>

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