



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-26-2021
PROPERTY: 914 ALFONSO
FOLIO: 03-4129-032-1320
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-29-2020
PERMIT NO.: **AB-20-12-6008**
SCOPE OF WORK: ADDITION, INT AND EXT REMODELING.

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

1. NONE AT THIS TIME.

GENERAL OBSERVATIONS

1. PROVIDE REAR SETBACK FOR THE PROPOSED ADDITION. SEE ARTICLE 4, SECTION 4-101 # 4.
2. PROVIDE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND AUXILIARY STRUCTURES (45%) PERCENT OF THE BUILDING SITE. CALCULATIONS NEED TO INCLUDE EXISTING POOL, PAVILLION AND BOAT BASIN. TRELLIS DOES NOT NEED TO BE INCLUDED IN THIS CALCULATIONS.
3. RE-EVALUATE GROUND AREA COVERAGE CLACULATIONS PROVIDED. NEED TO INCLUDE GARAGE COVERED TERRACE AND EXISTING FRONT PORCH.
4. ON PAGE AS-2, INCLUDE DIAGRAM FOR 45 % TOTAL GROUND AREA COVERAGE CALCULATIONS.

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