



City of Coral Gables
Preliminary Zoning Observation Report #4

DATE OF REVIEW: 2/9/2021
PROPERTY ADDRESS: 1203 N. GREENWAY DR.
FOLIO: 03-4107-016-0530
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 9/24/20
PERMIT NO.: **AB-20-09-5799**
SCOPE OF WORK: NEW ADDITION 2 STORY (GARAGE, CABANA, & 2ND FLR. LIVING AREA).

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

1. BOA REVIEW REQUEST, PAGE A-3, NEW GARAGE ADDITION. ARTICLE 4, SECTION 4-101, D., #12.
CODE SECTION:

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.

GENERAL OBSERVATION

1. PAGE ST-1, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, ILLUSTRATE THE POOL ENCLOSURE FENCE ON THE WEST SIDE, NOTE, LANDSCAPE HEDGES ARE NOT SUFFICIENT. ALSO, THE DRIVEWAY GATES CANNOT BE A PART OF THE POOL ENCLOSURE. ARTICLE 5, SECTION 5-108, E.

2. ON THE FINAL APPLICATION PLAN SUBMITTAL, PROVIDE THE COMPLETE EAST BUILDING ELEVATION, DIMENSION AND LABEL ACCORDINGLY.

3. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, 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>

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

REVIEWED BY: STEVEN RODRIGUEZ
CITY OF CORAL GABLES- ZONING DIVISION
EMAIL: SRODRIGUEZ@CORALGABLES.COM