



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-01-2021
PROPERTY: 1248 S ALHAMBRA
FOLIO: 03-4130-009-2590
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 01-21-2021
PERMIT NO.: **AB-21-01-5412**
SCOPE OF WORK: ADDITION AND REMODELING.

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

1. 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".
2. BOA REVIEW REQUEST, ARTICLE 4, SECTION 5-1804 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS.
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.
3. BOA REVIEW REQUEST: REVIEW OF FINISHES AND PRODUCTS.
PER ZONING CODE, ARTICLE 5, SECTION 5-602 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE.
AS PER SECTION 5-603. ARCHITECTURAL STYLE.
4. REVIEW REQUEST FOR STACKED OR TWO-STORY PORCHES.
Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the areas of all the floors of the building or buildings and shall include any building area not specifically excluded by this section. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the

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aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

A. Stacked or two (2) story porches, as approved by the Board of Architects.

GENERAL OBSERVATIONS

5. PROVIDE A DEMOLITION PERMIT PRIOR TO FINAL BOA SUBMITTAL. DEMO PERMIT REQUIRES THAT ALL STRUCTURES INCLUDING THE MAIN RESIDENCE AND AUXILIARY AND ACCESSORY STRUCTURES ARE TO BE DEMOLISHED INCLUDING SWIMMING POOLS, DRIVEWAYS, ETC. EXCLUSION OF STRUCTURES TO REMAIN IS NOT ALLOWED. PLANS INDICATE EXISTING FENCES AND GATES WILL REMAIN.
6. GATES AS PROPOSED MUST BE REVIEWED AND APPROVED BY BOARD OF ARCHITECTS. SEE ZONING CODE, ARTICLE 5, DIVISION 24 FOR WALL AND FENCES REGULATIONS. SEE PAGE A 2.02, ITEM 10.
7. AS PER SECTION 5-2401 MATERIALS AND SPECIFICATIONS, LETTER C, ORNAMENTAL WROUGHT IRON, ORNAMENTAL ALUMINUM CAST IRON OR CAST ALUMINUM FENCES SHALL BE PERMITTED, PROVIDED THAT MASONRY PILASTER ARE LOCATED AT THE CORNERS OF THE LOT AND PERIODICALLY ALONG THE FENCE.

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

REVIEWED BY: ELISA DARNA
EMAIL: EDARNA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION