



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 05/05/2021  
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. PLANS INDICATE "EXISTING WOOD FENCE TO REMAIN", AS PER PREVIOUS PERMIT NUMBER BL-15-06-5906 THIS WAS A CHAIN LINK FENCE. NEED TO PROVIDE PERMIT NUMBER FOR WOOD FENCE, IF NO PERMIT IS FOUND THEN WOOD FENCE WILL NOT BE ALLOWED.
2. AS PER SECTION 5-502, A, #3, A FLAT ROOF WITHOUT A PARAPET WILL NOT BE ALLOWED IF VISIBLE FROM THE FRONT ELEVATION. NEW CONCRETE EYEBROW TO BE APPROVED BY BOARD OF ARCHITECTS.
3. AS PER SECTION 5-502, A, #2, THE FLAT ROOF PORTION SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.

**GENERAL OBSERVATIONS**

4. AS PER SECTION 3-308, E & F, PLANS MUST SHOW A COMPLETE POOL ENCLOSURE. NEED TO SHOW WALL OR FENCE AT SIDES AND REAR.
5. WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE ON FILE FOR LOTS 19, 20 AND 20-4, IN BLOCK 147, PLEASE VISIT OUR SITE TO PRINT A CURRENT APPLICATION. [HTTP://WWW.CORALGABLES.COM/CGWEB/ATTORNEY\\_FORMSAPP.ASPX](http://WWW.CORALGABLES.COM/CGWEB/ATTORNEY_FORMSAPP.ASPX)

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

REVIEWED BY: E. TEJERA

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CITY OF CORAL GABLES- ZONING DIVISION