



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/11/2021  
PROPERTY ADDRESS: 1434 SOPERA AVE.  
FOLIO: 03-4118-006-1010  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 2/5/21  
PERMIT NO.: **AB-21-02-6324**  
SCOPE OF WORK: TWO STORY ADDITION AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGES SPO AND A1.1, DRIVEWAY WIDE. ARTICLE 2, SECTION 2-101, D., #10, c. Z-CODE SECTION:

c. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

2. BOA FYI, PAGES SPO AND A1.1, SEE THE WIDTH OF THE GARAGE DOOR IN RELATION TO THE WIDTH OF THE DRIVEWAY SURFACE.

**GENERAL OBSERVATIONS**

1. PAGE SPO, THE DRIVEWAY CANNOT EXCEED A WIDTH OF 18 FEET; THE PROPOSED DRIVEWAY WIDTH IS 20 FEET, REDUCTION REQUIRED. ARTICLE 2, SECTION 2-101, D., #10, c.
2. PAGE SPO, PROVIDE A 10 FEET SEPARATION FROM THE GENERATOR TO ANY BUILDING OPENING (SEE LIBRARY AND GARAGE). ARTICLE 3, SECTION 3-317, A.
3. PAGE SPO, PROVIDE A COMPLETE POOL ENCLOSURE FENCE. ARTICLE 3, SECTION 3-308, E.
4. PAGE SPO, ON THE LEFT SIDE YARD PROVIDE A WING WALL TO SCREEN THE CHAIN LINK FENCE. ARTICLE 5, SECTION 5-402, B., #1, f.
5. PAGE SPO, PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE GARAGE DOOR.

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6. PAGE A1.1, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE GROUNDS AREA COVERAGE.
7. 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>

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ  
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