



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/17/21  
PROPERTY ADDRESS: 1203 N GREENWAY DR.  
FOLIO: 03-4107-016-0530  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 6/4/21  
PERMIT NO.: AB-20-09-5799  
SCOPE OF WORK: NEW GARAGE AND ACCESSORY DWELLING ADDITION.

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

1. BOA REVIEW REQUEST, PAGES ST-1, A-1, AND A-3.1, GARAGE DOOR(S) COMPATIBILITY. ARTICLE 2, SECTION 2-101, D., #10, b.

**Z-CODE SECTION:**

b. 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 FYI, PAGE A-1, LOCATION OF COLUMN AND WALL SECTION WITHIN THE DRIVEWAY EGRESS. ARTICLE 10, SECTION 10-102, C., #2, c., i.

**Z-CODE SECTION:**

c. Ingress and egress driveways shall be designed such that:

i. Drivers can enter and exit the from the property without endangering themselves, pedestrians, or vehicles traveling on abutting streets...

**GENERAL OBSERVATIONS**

1. 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

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THE COVENANT APPLICATION: <https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

2. PAGE A-1, GROUND FLOOR PLAN, REMOVE AND/OR RECESS BACK THE COLUMN AND WALL SECTION BLOCKING THE GARAGE DOORS (SEE THE HALF-SIZE PLAN SET TITLED: PRELIMINARY OFFICE PLAN SET FOR CLARIFICATION). ARTICLE 10, SECTION 10-102, C., #2, c., i.
3. PAGE ST-1, F.A.R. CALCULATION DIAGRAM, PROVIDE THE NEW BREEZEWAY AND THE SQUARE FOOTAGE.
4. PAGE ST-1A, ZONING LEGEND SECTION, PROVIDE THE SQUARE FOOTAGE OF THE POOL BODY OF WATER.
5. PAGE A-2, RELABEL "UPPER LEVEL FLOOR PLAN" TO "ACCESSORY DWELLING 2ND LEVEL FLOOR PLAN", AS PER ARTICLE 3, SECTION 3-302.
6. PAGE A-1.1, PROVIDE A COMPLETE SWIMMING POOL ENCLOSURE; THE WEST SIDE CHAIN LINK FENCE IS MISSING. ARTICLE 3, SECTION 3-308, E. AND F.
7. PAGE ST-1, IMPERVIOUS SITE SQ. FT. SECTION, RELABEL THE TOTAL FROM "IMPERVIOUS SURFACE" TO "OPEN LANDSCAPE". ARTICLE 5, SECTION 5-1105, B. NOTE, PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 5, SECTION 5-1105, B.
8. PAGE A-1, GROUND FLOOR PLAN, PROVIDE THAT THE WALL SECTION BETWEEN THE GARAGE DOORS IS A MINIMUM OF 16 INCHES IN WIDTH, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 2, SECTION 2-101, D., #10, a.

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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