



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/21/21
PROPERTY ADDRESS: 416 GARLEND AVE
FOLIO: 03-4129-028-2070
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 4/26/21
PERMIT NO.: **AB-21-04-7861**
SCOPE OF WORK: ADDITIONS AND ACCESSORIES.

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

1. NONE AT THIS TIME.

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 THE COVENANT APPLICATION:
<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>
2. PAGE A.2, PROVIDE THE ROOF PROJECTION OVERHANG LENGTH ON THE FRONT OF THE CARPORT (MAX. PROJECTION ALLOWED IS 5 FEET). ARTICLE 5, SECTION 5-509.
3. PAGE A.2, PROPOSED SITE PLAN, PROVIDE THE TRIANGLE OF VISIBILITY WHERE THE DRIVEWAY MEETS THE SIDEWALK. NOTE, THE ROCK WALL PORTIONS WITHIN THE TRIANGLE OF VISIBILITY CANNOT EXCEED A HEIGHT OF 2.5 FEET, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 10, SECTION 10-106, A.
4. PROVIDE A FRONT PERIMETER WALL AND GATE ELEVATION DETAIL, DIMENSION AND LABEL ACCORDINGLY.
5. PAGE A.2, PROVIDE A COMPLETE POOL ENCLOSURE; THE NEW STORAGE ADDITION ELIMINATED THE EXISTING POOL ENCLOSURE CHAIN LINK FENCE. ARTICLE 3, SECTION 3-308, E.
6. PAGE A.4, THE STORAGE ADDITION CANNOT EXCEED A FLOOR AREA OF 50 SQUARE FEET; PROPOSED STORAGE IS AT 114 SQUARE FEET, REDUCTION REQUIRED. ARTICLE 3, SECTION 3-310, A.
7. PAGE A.4, PROVIDE THE LENGTH AND WIDTH OF THE CARPORT FLOOR AREA. ARTICLE 10, SECTION 10-102, A., #4, a.

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8. PAGE A.4, FLOOR PLAN, LABEL ALL THE NEW PROPOSED WORK AREAS (NEW STORAGE, NEW DINING ROOM, NEW KITCHEN, NEW LAUNDRY ROOM & BATHROOM, NEW CARPORT, NEW TRELLIS, NEW BREEZEWAY, ETC.).
9. PAGES A.5 AND A.6, ELEVATIONS, PROVIDE THE BUILDING HEIGHT FOR THE ADDITIONS, WALL HEIGHTS, AND GATE HEIGHTS.

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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