



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 TRELIS, 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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