



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/23/2021  
PROPERTY: 1364 ALEGRIANO AVE  
FOLIO: 03-4119-001-3450  
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 06/15/2021  
PERMIT NO.: AB-21-06-7878  
SCOPE OF WORK: INT/ EXT REMODELING, SWIMMING POOL, GAZEBO AND ADDITION

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

1. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECTS FOR THE PROPOSED (14') FEET WIDE DRIVEWAY CONNECTING TO SAN AMARO DRIVE. A DRIVEWAY AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE BOARD OF ARCHITECTS, BUT IN NO EVENT BE GREATER THAN 18' FEET IN WIDTH. (ARTICLE 2, SECTION 2-101, D-10-C)
2. THE BOARD OF ARCHITECTS SHALL APPROVE THE LOCATION OF GARAGE DOORS TO BE COMPATIBLE WITH NEIGHBORHOOD CHARACTER. WHEN LOCATED ON A CORNER LOT, THE GARAGE AND CARPORT SHALL BE ACCESSED FROM A SIDE STREET WHEN APPROPRIATE FOR NEIGHBORHOOD COMPATIBILITY. THE BOARD OF ARCHITECTS SHALL DIRECT DESIGN OF GARAGE DOOR LOCATION. (ARTICLE 2, SECTION 2-101, D-10-B)
3. OBTAIN THE APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE NEW LOCATION OF THE CONDENSING UNIT AND PROVIDE THE MINIMUM REQUIRED (10') FROM THE PROPERTY LINE TO THE RELOCATED CONDENSING UNIT. MECHANICAL EQUIPMENT SHALL COMPLY WITH REQUIRED FRONT AND REAR SETBACKS OF THE BUILDING SITE. (ARTICLE 5, SECTION 5-606, A-4 & 8)

**GENERAL OBSERVATIONS**

1. ALL DRIVEWAYS SHALL PROVIDE ACCESS TO A GARAGE, CARPORT OR PORT-COCHERE. THE PROPOSED CIRCULAR DRIVEWAY IS NOT PERMITTED AS IT DOES NOT PROVIDE ACCESS TO A GARAGE, CARPORT OR PORT-COCHERE. (ARTICLE 2, SECTION 2-101, D-10-C)
2. PROVIDE THE REQUIRED MINIMUM (10') FEET REAR SETBACK TO THE PROPOSED GAZEBO. ACCESSORY BUILDINGS OR STRUCTURES SHALL BE GOVERNED BY THE SAME MINIMUM SETBACK REQUIREMENTS AS PROVIDED FOR THE PRINCIPAL BUILDING. (ARTICLE 2, SECTION 2-101, D-5)

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3. WIRE FENCE OR CHAIN LINK FENCE IS PERMITTED ALONG THE SIDE PROPERTY LINE TO THE FRONT LINE OF A BUILDING EXTENDED TO THE NEAREST POINT ON THE SIDE PROPERTY LINE PROVIDED THAT A CORAL ROCK OR MASONRY WALL CONNECTS THE BUILDING WITH THE WIRE FENCES. PROVIDE A PERMIT NUMBER FOR THE CHAIN LINK FENCE ON THE EAST SIDE OF THE PROPERTY THAT EXTENDS INTO THE FRONT YARD. (ARTICLE 5, SECTION 5-402, B-1-D) (ARTICLE 5, SECTION 5-402, B-1-F)
4. PROVIDE THE REQUIRED (10') FEET FROM THE PROPOSED STANDBY GENERATOR TO ANY OPENING IN THE BUILDING. THE PROPOSED GENERATOR IS WITHIN (10') FEET OF WINDOW OPENING "W3" SHOWN AS A CASEMENT ON A307 WEST ELEVATION.
5. PROVIDE AN ALTERNATIVE LOCATION FOR THE STANDBY GENERATOR AS THERE IS ADEQUATE SPACE IN THE INTERIOR SIDE AND REAR YARD. IF THERE IS NOT ADEQUATE SPACE TO SATISFY ALL APPLICABLE COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE INSTALLATION OF A GENERATOR IN AN INTERIOR SIDE YARD OR THE REAR YARD FOR A GENERATOR, THEN THE SIDE STREET SETBACK MAY BE FIFTEEN (15) FEET MINIMUM TO THE SIDE STREET PROPERTY LINE. (ARTICLE 3, SECTION 3-317, A-4)
6. IF THE GENERATOR IS TO REMAIN IN THE PROPOSED LOCATION, THEN THE GENERATOR WILL NEED TO COMPLY WITH ARTICLE 3, SECTION 3-317, A-14. GENERATORS LOCATED BETWEEN A BUILDING AND A STREET SHALL BE LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET AND MAY NOT EXCEED A GROUND AREA OF TWENTY (20) SQUARE FEET.
7. A DRIVEWAY AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE BOARD OF ARCHITECTS, BUT IN NO EVENT BE GREATER THAN 18' FEET IN WIDTH. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECTS FOR THE PROPOSED (14') FEET WIDE DRIVEWAY CONNECTING TO SAN AMARO DRIVE. (ARTICLE 2, SECTION 2-101, D-10-C)
8. THE BOARD OF ARCHITECTS SHALL APPROVE THE LOCATION OF GARAGE DOORS TO BE COMPATIBLE WITH NEIGHBORHOOD CHARACTER. WHEN LOCATED ON A CORNER LOT, THE GARAGE AND CARPORT SHALL BE ACCESSED FROM A SIDE STREET WHEN APPROPRIATE FOR NEIGHBORHOOD COMPATIBILITY. THE BOARD OF ARCHITECTS SHALL DIRECT DESIGN OF GARAGE DOOR LOCATION. (ARTICLE 2, SECTION 2-101, D-10-B)
9. OBTAIN APPROVAL FROM THE BOARD OF ARCHITECT OR CITY ARCHITECT FOR THE LOCATION OF CONDENSING UNITS. MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE CITY ARCHITECT OR BOARD OF ARCHITECTS. (ARTICLE 5, SECTION 5-1804, 8)
10. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT:  
[HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms)

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

REVIEWED BY: C. ANDERSON  
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CITY OF CORAL GABLES- ZONING DIVISION