



## Legislation Text

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**File #:** 21-2199, **Version:** 1

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### CASE FILE AB20095799

1203 N. Greenway Drive, Coral Gables, FL; legally described as Lots 17 and 18, Block 4, Coral Gables Section E, according to the map or plat thereof as recorded in Plat Book 8, Page 13, Public Records of Miami-Dade County Florida; Folio# 03-4107-016-0530. The property is a contributing parcel within the "Country Club of Coral Gables Historic District."

The application requests Preliminary Design review and approval for the construction of a two-story addition (approximately 600 SF), attached by a breezeway, landscaping, and site improvements. \$95,000

The application was previously reviewed and rejected by the Board of Architects on April 15, 2021 with the following comment: massing and scale of the overall project is inappropriate for the existing house. On June 24, 2021, the Board of Architects reviewed the application and passed a motion to defer the project with the following comments: 1)restudy connection and provide tie-back to the original house; 2)restudy elevations, adjust the window and door locations; 3)restudy stair projection; 4)restudy triple French doors on the second floor; 5)delete shower under the stair; 6)provide existing versus proposed drawings; 7)re-design driveway area; 8)renovate property wall affected by the proposed driveway and 2-car garage; 9) confirm with Zoning and Historic.  
[Replace with BRIEF HISTORY/SUMMARY]