

1248 Coral Way, LLC
A Florida Limited Liability Company
5600 Riviera Drive
Coral Gables, Florida 33146

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February 27, 2012

**SITE SEPARATION APPLICATION - STATEMENT OF USE and
SHOWING OF COMPLIANCE WITH CRITERIA FOR SITE SEPARATION**

Mr. Eric Riel, AICP
Planning Director
City of Coral Gables
427 Biltmore Way
Suite 201
Coral Gables, FL 33134

Re: Property: 1248 Coral Way, Coral Gables, Florida 33134
Applicant: 1248 Coral Way, LLC

Dear Mr. Riel:

As of Friday, January 20, 2012, 1248 Coral Way, LLC ("Applicant") is the fee owner of 1248 Coral Way (the "Property"). This will provide a description and history of the Property, provide the Applicant's statement of use/intent for the Property, and show compliance with the criteria for Site Separation as set forth in the City of Coral Gables Zoning Code.

Property Description

The Property is a full 35,000 square feet that is comprised of two (2) 17,500 square feet sections, each 100' x 175' ("Lot" or "Lots"). Currently, the Property has a single address, but each Lot has a separate folio number and the Lots have never been subject to a unity of title. The Applicant obtained each Lot by separate Warranty Deed, copies of which are attached. Each Lot is described as follows:

1. Folio Number 03-4118-002-0030, having a legal description of lots 5 & 6, Block 1, Coral Gables Section D Revised Plat, as recorded in Plat Book 25, at page 74 of the Public Records of Miami-Dade County, Florida. Said property is 100' x 175' and includes a 7

bedroom, 6 bath Historic Home; and,

2. Folio Number 03-4118-002-0031, having a legal description of lots 7 & 8, Block 1, Coral Gables Section D Revised Plat, as recorded in Plat Book 25, at page 74 of the Public Records of Miami-Dade County, Florida. Said property is 100' x 175' and is unimproved ("Unimproved Lot").

Historically, the two Lots were never intended to be a single building site, and have never been a single property. Rather, the home was constructed in 1929 on one Lot and purchased by the Davidson family in 1939. However, the adjacent Unimproved Lot was acquired by the Davidson family more than ten (10) years later, in about 1940. At an unknown date, a wall was built at the front of the Property along Coral Way but the walls are not continuous or attached. There is a space of about ½" separating the walls at the property line of the Property. Also, the wall on the east side of the Unimproved Lot belongs to the neighbor at 1232 Coral Way and, thus, is not a part of, or connected to, the front wall of the Unimproved Lot. Various photographs of the walls reflecting the foregoing are attached for your easy reference.

As of November 17, 2011, the Property as a whole has been designated a Local Historic Landmark by the Historic Preservation Board and is listed on the Coral Gables Register of Historic Places. As such, even before closing on the Property, the Applicant has been working closely with the Historic Preservation Board in an effort to confirm our commitment to fully renovate and preserve the existing historic structures. In turn, the Historic Preservation Board has given its support to the granting of this application for site separation so that an appropriate residence can ultimately be constructed on the Unimproved Lot.

Notwithstanding the foregoing, by letter dated May 12, 2011, the City of Coral Gables, Zoning Department issued a determination that the Property is a single building site.

Statement of Use/Intent

The Applicant now seeks to return the Property to its original state as two (2) separate building sites. The Applicant intends to restore and improve the existing historic home and to construct an appropriate single family home on the Unimproved Lot.

Showing of Compliance with Applicable Code for Site Separation

Consideration of the Applicant's request for site separation requires an initial showing that the Property and its intended use satisfy 4 of the 6 criteria set forth in Article 3-206 (F) of the City of Coral Gables Zoning Code. This Applicant will show that the Property and its intended use satisfy 5 of the 6 criteria. The criteria and bases for satisfaction are as follows.

- 1. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).**

Compliance: The Property and this request for site separation are unique because the requested separation is, in reality, a request to restore the Property to its original condition as two (2) building sites. Because the Property originally was two (2) separate building sites, the Property, in its current state with only one home on one side of the Property is not consistent with the rest of the neighborhood. In fact, this request for site separation would more appropriately be entitled a request to restore the Property to its original use. The Property is also unique in that there has never been a unity of title, the Lots have always been separately taxed (two folio numbers), no structures have ever been built on the Unimproved Land, and the wall which appears to cross the front of the Property has never been a single wall but rather is separated at the property line where the improved Lot meets the Unimproved Lot.

- 2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.**

Compliance: The two (2) proposed building sites each have a frontage of one hundred feet (100') along Coral Way which is equal to or larger than most of those properties in the immediate vicinity of the Property, along Coral Way between Columbus and Alhambra Circle. A list showing the frontages of all properties within the radius grouped by frontage size is attached. More specifically, 194 out of 238 such properties, or more than eighty one percent (81%), have 100' frontages or less, and the properties immediately adjacent to and across from The Property all have 100' frontages. Accordingly, the two (2) building sites created would be equal to or larger than the majority of existing building sites in the same zoning designation within a 1000' radius of the Property. A certified search of the properties within a 1000' radius of the Property is attached, along with a colorized radius map.

- 3. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a**

building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.

Compliance: The two (2) proposed building sites would not result in any existing structures becoming nonconforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Land Use Plan, and City Code. One proposed building site which consists of Lots 5 and 6 and includes the existing residence complies with the Zoning Code as it relates to building setbacks, lot area, lot coverage and building height. No structures will be altered or removed to comply with City ordinances. The second proposed building site which consists of Lots 7 and 8 is the Unimproved Lot. Accordingly, criteria number 3 is satisfied. Please see the attached letter from architect Pedro Bravo who has been retained to develop plans for the restoration of the existing historic home and for a new single family home on the Unimproved Lot.

- 4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.**

Compliance: There are no are no restrictive covenants, encroachments, easements or the like that exist which would prevent the separation of the site. No existing buildings will be voluntarily demolished. Architect Pedro Bravo has researched public documents and met with various representatives of the City of Coral Gables and has confirmed that this criteria number 4 is satisfied. Please see the attached letter from architect Pedro Bravo.

- 5. That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.**

Compliance: This application clearly maintains and preserves open space. As previously stated, the proposed site separation will restore the Property to its original state as two (2) separate building sites, and will restore and resurrect the historic character of the entire Property. The proposed building sites will improve the appearance of the neighborhood by making the Property consistent with the building sites in the area and the neighboring properties. Both the existing historic residence, restored and improved, on one Lot, and a new, single family home of appropriate style, size and consistent with the guidelines of the Historic Preservation Board on the Unimproved Lot, will only serve to enhance property values and the visual attractiveness of the area. Criteria number 5 is clearly satisfied.

- 6. That the building site(s) created was purchased as a separate building(s) site(s) by the current owner prior to September 17, 1977.**

Compliance: Although the Applicant cannot technically satisfy Criteria number 6 because the property was recently purchased, the criteria was satisfied by the prior owner and is satisfied in spirit. That is, the prior owner (and his parents before him) owned the Property from 1939 through 2010. Mr. Davidson, the prior owner, and his family purchased the Lots separately and always maintained them as separate Lots.

Based upon the foregoing, this application meets five (5) of the six (6) criteria. Pursuant to the Zoning Code, staff should recommend approval of this application.

Thank you for your consideration. Please let us know if you have any questions or if you require any additional materials regarding these criteria.

Sincerely,

Handwritten signature of Karen Coppa and Gregory Lopez. The signature is written in black ink and consists of two parts: 'Karen Coppa' and 'Gregory Lopez'. The 'K' in 'Karen' is large and loops around the 'G' in 'Gregory'. The 'L' in 'Lopez' is also large and loops around the 'G' in 'Gregory'.

Karen Coppa and Gregory Lopez
Co-Managers

February 15, 2012

Mr. Eric Riel, Jr.
Planning Director
Mr. Walter Carlson
Assistant Director
405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re : 1248 Coral Way
Site Separation Application

Dear Mr. Riel and Mr. Carlson,

As part of the Site Separation request, our office has conducted a study to comply with criteria number 3 and number 4 of the application. Criteria number 3 states:

That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setback, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this section.

Lots 5 and 6 which include the existing residence, comply with the Zoning Code with regard to building setbacks, lot area, lot coverage and building height. No structures will be altered or removed to comply with City ordinances. Lots 7 and 8 are unimproved. Criteria #3: *Satisfied.*

Criteria number 4 states:

That no restrictive covenants, encroachments, easements, or the like exist which will prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this section.

After researching public documents and meeting with City personnel, there are no restrictive covenants, encroachments, easements or the like tied to any of the subject properties. Criteria #4: *Satisfied.*

Should you have any questions or require additional information, please contact our the office.

Sincerely,



Pedro Bravo

Bravo Architecture

**SITE SEPARATION APPLICATION
COMPLIANCE ANALYSIS OF ARTICLE 4 (CORAL GABLES ZONING CODE)**

Note: Responses are for the property located at **1248 Coral Way** (lots 5 & 6 and the vacant lots 7 & 8, Block 1 Coral Gables Section D revised plat) and noted in red.

SECTION 4-101. SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT.

A. PURPOSE AND APPLICABILITY.

THE SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT IS INTENDED TO ACCOMMODATE LOW DENSITY, SINGLE-FAMILY DWELLING UNITS WITH ADEQUATE YARDS AND OPEN SPACE THAT CHARACTERIZE THE RESIDENTIAL NEIGHBORHOODS OF THE CITY. THE CITY IS UNIQUE NOT ONLY IN SOUTH FLORIDA BUT IN THE COUNTRY FOR ITS HISTORIC AND ARCHITECTURAL TREASURES, ITS LEAFY CANOPY, AND ITS WELL-DEFINED AND LIVABLE NEIGHBORHOODS. THESE RESIDENTIAL AREAS, WITH TREE-LINED STREETS AND ARCHITECTURE OF HARMONIOUS PROPORTION AND HUMAN SCALE, PROVIDE AN OASIS OF CHARM AND TRANQUILITY IN THE MIDST OF AN INCREASINGLY BUILT-UP METROPOLITAN ENVIRONMENT. THE INTENT OF THE CODE IS TO PROTECT THE DISTINCTIVE CHARACTER OF THE CITY, WHILE ENCOURAGING EXCELLENT ARCHITECTURAL DESIGN THAT IS RESPONSIBLE AND RESPONSIVE TO THE INDIVIDUAL CONTEXT OF THE CITY'S DIVERSE NEIGHBORHOODS. THE SINGLE-FAMILY REGULATIONS, AS WELL AS THE DESIGN AND PERFORMANCE STANDARDS IN THE ZONING CODE, SEEK TO ENSURE THAT THE RENOVATION OF RESIDENCES AS WELL AS THE BUILDING OF RESIDENCES IS IN ACCORD WITH THE CIVIC PRIDE AND SENSE OF STEWARDSHIP FELT BY THE CITIZENS OF CORAL GABLES. BY PRESERVING THE COMMUNITY CHARACTER OF THE GABLES, THE ZONING CODE SAFEGUARDS BOTH INDIVIDUAL PROPERTY VALUES, AS WELL AS THE QUALITY OF LIFE THAT BEST SERVES THE COLLECTIVE INTEREST. IN AN SFR DISTRICT NO USE OTHER THAN THESE LISTED BELOW SHALL BE PERMITTED. NO BUILDINGS OR PREMISES SHALL BE USED, NOR SHALL ANY BUILDING OR STRUCTURE BE ERECTED, ALTERED OR ENLARGED WHICH IS ARRANGED, INTENDED OR DESIGNED TO BE USED FOR A USE OTHER THAN A SINGLE-FAMILY USE AS DEFINED IN THIS CODE.

D. PERFORMANCE STANDARDS.

THE FOLLOWING PERFORMANCE STANDARDS SHALL GOVERN THE GENERAL DEVELOPMENT OF STRUCTURES IN THE SFR DISTRICT.

1. BUILDING SITES.

BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED OR ERECTED UPON A BUILDING SITE CONTAINING AT LEAST ONE (1) PLATTED LOT, AND SUCH BUILDING SITE SHALL HAVE A MINIMUM STREET FRONTAGE OF FIFTY (50) FEET. SEE ALSO SECTION 3-206, BUILDING SITE DETERMINATION.

Each individual building site will contain 100' street frontage.

2. DENSITY.

ONE (1) PRINCIPAL BUILDING PER BUILDING SITE.

Each individual building site will contain one principal building.

3. FACING OF LOTS AND BUILDINGS.

THE FACING OF A BUILDING SITE SHALL BE BASED ON THE PLATTING OF THE LOTS THAT COMPRISE THE BUILDING SITE, EXCEPT FOR SPECIFIC DEVIATIONS OR EXCEPTIONS PRESCRIBED IN THE SITE SPECIFIC ZONING REGULATIONS IN APPENDIX A. EVERY LOT SHALL BE DEEMED TO FACE THE STREET UPON WHICH IT ABUTS.

Each individual building site will face Coral Way.

4. SETBACK REQUIREMENTS.

NO BUILDING OR STRUCTURE, OR ANY PART THEREOF, INCLUDING PORCHES, PROJECTIONS OR TERRACES, BUT NOT INCLUDING UNCOVERED STEPS, SHALL BE ERRECTED AT A LESSER DISTANCE FROM THE FRONT, SIDE OR REAR LINE OF ANY BUILDING SITE THAN THE FRONT, SIDE OR REAR SETBACK DISTANCE, RESPECTIVELY, PRESCRIBED AND ESTABLISHED HEREIN FOR SUCH BUILDING SITE.

***A. FRONT SETBACK.* A MINIMUM FRONT SETBACK OF TWENTY-FIVE (25) FEET SHALL BE MAINTAINED AND REQUIRED ON ALL BUILDING SITES EXCEPT THAT ON EXISTING BUILDING SITES ON PLATTED LOTS LESS THAN SEVENTY-FIVE (75) FEET IN DEPTH, A MINIMUM FRONT SETBACK OF FIFTEEN (15) FEET SHALL BE REQUIRED.**

As per Appendix 'A' (Site Specific Regulations), lots facing Coral Way shall provide a minimum 50'-0" front setback. Existing building located on lots 5 & 6 complies with the required setback. Lots 7 & 8 will comply also.

***B. SIDE SETBACKS.* INSIDE LOTS SHALL HAVE MINIMUM SIDE SETBACKS, WHICH TOTAL TWENTY (20%) PERCENT OF THE WIDTH OF THE LOT MEASURED ACROSS THE FRONT SETBACK LINE TEN (10) FEET AND UP TO A MAXIMUM OF TWENTY (20) FEET.**

Existing building located on lots 5 & 6 complies with the required 20% (20'-0" total) setback requirement. The western setback to the existing garage structure is currently 5.20' and the east existing setback is 21.10' to the existing carport. The existing combined setback total is 26.30'.

Lots 7 & 8 will comply with the 20% (20'-0" total) by providing 10'-0" along each side.

***C. REAR SETBACK.* A MINIMUM REAR SETBACK OF TEN (10) FEET SHALL BE MAINTAINED AND REQUIRED ON ALL BUILDINGS.**

Existing building located on lots 5 & 6 complies with the required 10'-0" minimum setback requirement. The rear setback to the existing garage structure is currently 10.20'.

Lots 7 & 8 will comply with the required minimum 10'-0" rear setback by providing 10'-0".

5. SETBACK REQUIREMENTS FOR AUXILIARY, ACCESSORY BUILDINGS AND/OR STRUCTURES.

EXCEPT AS SPECIFICALLY PRESCRIBED HEREIN TO THE CONTRARY, AUXILIARY, ACCESSORY BUILDINGS AND/OR STRUCTURES SHALL BE GOVERNED BY THE SAME MINIMUM SETBACK REQUIREMENTS AS PROVIDED FOR THE MAIN OR PRINCIPAL BUILDING, PROVIDED THAT:

A. EXCEPT AS MAY BE OTHERWISE NOTED NO ACCESSORY OR AUXILIARY BUILDING OR STRUCTURES MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING OR ANY PART THEREOF.

Existing building located on lots 5 & 6 contains accessory structures labeled "wishing well" and detached garage and comply with the accessory use setback requirements.

Any proposed auxiliary or accessory structure for lots 7 & 8 will comply with the setback requirements.

6. HEIGHT OF SINGLE-FAMILY RESIDENCE BUILDINGS AND HEIGHT OF SPECIAL-USE BUILDINGS.

NO SINGLE-FAMILY BUILDING SHALL BE CONSTRUCTED IN THE CITY THAT IS MORE THAN TWO (2) STORIES IN HEIGHT. NO SUBORDINATE OR ACCESSORY BUILDING PERMITTED BY THIS CODE AS AN AUXILIARY USE SHALL EXCEED IN HEIGHT THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING ON THE BUILDING SITE. EXCEPT IN JOURNEY'S END WHERE SINGLE-FAMILY RESIDENCES MAY HAVE A PERMITTED HEIGHT OF THIRTY-FOUR (34) FEET ABOVE ESTABLISHED GRADE, SAID TWO (2) STORIES SHALL NOT EXCEED A HEIGHT OF TWENTY-NINE (29) FEET ABOVE ESTABLISHED GRADE IN ALL INSTANCES INCLUDING RIDGELINE, DOMES, STEEPLES, TOWERS, CUPOLAS, DECORATIVE FEATURES AND SUCH OTHER SIMILAR STRUCTURES, AND EXCLUDING CHIMNEYS HAVING A MAXIMUM HEIGHT OF THREE (3) FEET ABOVE THE RIDGELINE AND A MAXIMUM AREA OF SEVENTEEN (17) SQUARE FEET.

Existing 2-story building located on lots 5 & 6 contains a height of approximately 25'-2" and a height of approximately 30'-0" to the existing octagonal entry structure.

Proposed building height for lots 7 & 8 will comply with the height limitations.

7. HEIGHT OF RESIDENCES IN FLOOD HAZARD DISTRICTS.

N/A

8. GROUND AREA COVERAGE.

BUILDINGS OR STRUCTURES DESIGNED AND CONSTRUCTED SHALL NOT OCCUPY MORE THAN THIRTY-FIVE (35%) PERCENT OF THE GROUND AREA OF THE BUILDING SITE UPON WHICH THE BUILDING OR STRUCTURE IS ERECTED. THE AREA UTILIZED FOR CALCULATING THE MAXIMUM GROUND AREA COVERAGE FOR THE PRINCIPAL BUILDING SHALL BE COMPUTED FROM THE EXTERIOR FACE OF EXTERIOR WALLS AND THE EXTERIOR FACE OF EXTERIOR COLUMNS OF THE GROUND FLOOR OF THE BUILDING. CANTILEVERED PORTIONS OF THE BUILDING ABOVE THE GROUND FLOOR OR ROOF OVERHANGS THAT ARE GREATER THAN FIVE (5) FEET SHALL BE

COMPUTED IN THE CALCULATION OF THE GROUND AREA COVERAGE OF THE PRINCIPAL BUILDING. AUXILIARY BUILDINGS OR STRUCTURES, INCLUDING SWIMMING POOLS, MAY OCCUPY ADDITIONAL GROUND COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND AUXILIARY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE UPON WHICH THE STRUCTURES ARE LOCATED. IN NO CASE SHALL THE MAIN BUILDING OR STRUCTURE EXCEED THIRTY-FIVE (35%) PERCENT OF THE LOT OR LOTS COMPOSING THE BUILDING SITE. SPECIAL USE BUILDINGS OR STRUCTURES WHICH MAY BE PERMITTED BY ORDINANCE TO BE LOCATED IN THE SFR DISTRICT SUBJECT TO THE SAME MINIMUM GROUND AREA COVERAGE AS SET FORTH FOR SINGLE-FAMILY RESIDENCES IN THE SFR DISTRICT.

Each individual property will contain 17,500 s.f. The maximum lot coverage area allowed is 35% (6,125 s.f.).

The Proposed 2-story building located on lots 5 & 6 contains lot coverage area of 3,965 s.f. (23%) for the principal building and 850 s.f. (5%) for accessory structures including the proposed pool and existing "wishing well".

The proposed lot coverage for lots 7 & 8 will comply with the lot coverage limitations.

9. MAXIMUM SQUARE FOOT FLOOR AREA FOR SINGLE-FAMILY RESIDENCES. THE MAXIMUM SQUARE FOOT FLOOR AREA PERMITTED FOR SINGLE-FAMILY RESIDENCES SHALL BE EQUAL TO FORTY-EIGHT (48%) PERCENT FOR THE FIRST FIVE-THOUSAND (5,000) SQUARE FEET OF BUILDING SITE AREA AND THIRTY-FIVE (35%) PERCENT FOR THE NEXT FIVE-THOUSAND (5,000) SQUARE FEET OF BUILDING SITE AREA AND THIRTY (30%) PERCENT FOR THE REMAINDER OF THE BUILDING SITE AREA.

Lot area = 17,500 s.f.

First 5,000 s.f. of lot area at 48% = 2,400 s.f.

Second 5,000 s.f. of lot area at 35% = 1,750 s.f.

Remaining area 7,500 s.f. at 30% = 2,250 s.f.

Maximum floor area for each individual lot = 6,400 s.f.

10. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA.

THE MAXIMUM SQUARE FOOT FLOOR AREA OF A SINGLE-FAMILY RESIDENCE SHALL BE THE SUM OF THE GROSS AREAS OF ALL THE FLOORS OF THE BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS AND EXTERIOR FACES OF SUPPORTING COLUMNS FOR ANY FLOOR NOT ENCLOSED BY EXTERIOR WALLS. THE BOARD OF ARCHITECTS MAY REQUIRE SUCH CHANGES IN THE PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY RESIDENCES AS ARE NECESSARY OR APPROPRIATE TO THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, ARCHITECTURE, BEAUTY, AND HARMONY WITH THE AESTHETIC QUALITY OF THE SURROUNDING NEIGHBORHOOD IN THE CARRYING OUT OF THE PROVISIONS OF THIS SECTION OF THE "ZONING CODE."

A. IN PARTICULAR, GROSS FLOOR AREA SHALL INCLUDE THE FOLLOWING:

ALL FLOOR SPACE USED FOR DWELLING PURPOSE, SUCH AS LIVING ROOMS, BEDROOMS, KITCHENS, UTILITY ROOMS, MECHANICAL EQUIPMENT

ROOMS, AND ANY OTHER SIMILAR SPACE, NO MATTER WHERE LOCATED WITHIN A BUILDING, INCLUDING THE FOLLOWING:

- I. ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR.
- II. THE FLOOR SPACE IN PENTHOUSES, INTERIOR BALCONIES AND MEZZANINES.
- III. THE FLOOR SPACE IN AUXILIARY OR ACCESSORY BUILDINGS.
- IV. THE FLOOR SPACE IN SCREENED PORCHES LOCATED ON THE SECOND FLOOR. THE FLOOR SPACE IN SCREENED PORCHES LOCATED ON THE FIRST FLOOR SHALL BE COMPUTED AT ONE-HALF (1/2) OF THE SQUARE FOOT FLOOR AREA CONTAINED THEREIN; PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH SCREEN PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
- V. THE FLOOR SPACE IN ANY GARAGE AND/OR GARAGE STORAGE AREA SHALL BE COMPUTED AT THREE-QUARTERS (3/4) OF FLOOR AREA FOR ONE (1) STORY DETACHED GARAGES LOCATED IN THE REAR YARD AREA WITH A HEIGHT THAT DOES NOT EXCEED SIXTEEN (16) FEET ABOVE ESTABLISHED GRADE AND A FLOOR AREA THAT DOES NOT EXCEED THREE-HUNDRED-AND-FIFTY (350) SQUARE FEET.
- VI. IN THOSE CASES WHERE THE AVERAGE FLOOR TO THE BOTTOM OF THE STRUCTURAL MEMBER OF ROOF SUPPORT HEIGHT EXCEEDS THIRTEEN (13) FEET CLEAR, WITHOUT INTERMEDIATE STRUCTURAL FLOOR MEMBERS, THEN THAT AREA SHALL BE COUNTED TWICE IN THE MAXIMUM FLOOR AREA FACTOR COMPUTATION.
- VII. THE FLOOR SPACE IN ROOFED TERRACES, BREEZEWAYS, AND PORCHES LOCATED ON THE SECOND FLOOR.
- VIII. THE FLOOR SPACE IN INTERIOR COURTYARDS AND IF A PORTION OF THE INTERIOR COURT YARD IS CREATED IN WHOLE OR IN PART WITH A TWO (2) STORY PORTION OF THE RESIDENCE THEN THE INTERIOR COURT YARD SHALL COUNT TWICE.

B. THE FOLLOWING AREAS OR STRUCTURES SHALL NOT BE COMPUTED INTO THE GROSS FLOOR AREA OF THE BUILDING EXCEPT AS STATED HEREIN:

- I. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES THAT DO NOT HAVE AN AVERAGE FLOOR TO CEILING HEIGHT THAT EXCEEDS THIRTEEN (13) FEET PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, AND BREEZEWAY OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
- II. FLOOR SPACE IN SCREEN ENCLOSURES.
- III. *CARPORTS THAT CONSIST OF A ROOFED STRUCTURE THAT IS OPEN ON THREE (3) SIDES AND ATTACHED TO THE MAIN BUILDING FOR THE PURPOSE OF PROVIDING SHELTER FOR ONE (1) OR MORE MOTOR VEHICLES.*

The proposed expanded structure on lots 5 & 6 will have a floor area of:
Ground floor A/C area = 2,300 s.f.
Garage area = 626 s.f.
Second Floor A/C = 3,293 s.f.
Total area = 6,219 s.f.

The proposed floor area for lots 7 & 8 will comply with the floor area limitations.

11. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA IN FLOOD HAZARD DISTRICTS.

N/A

12. GARAGE FACADES.

A GARAGE THAT FACES UPON A STREET SHALL NOT EXCEED ONE-THIRD (1/3) OF THE WIDTH OF THE FAÇADE OF THE RESIDENCE THAT FACES UPON A STREET AND THE REMAINING TWO-THIRD (2/3) OF THE FAÇADE SHALL NOT INCLUDE OTHER GARAGE AREAS OR DETACHED GARAGES VISIBLE FROM THE FRONT OF THE STREET. IN THE EVENT A BUILDING SITE HAS LESS THAN FIFTY (50) FEET OF STREET FRONTAGE OR DOES NOT HAVE SUFFICIENT DEPTH ON A SIDE STREET TO PROVIDE A GARAGE, THEN A ONE (1) CAR GARAGE WITH A MAXIMUM INTERIOR DIMENSION OF TWELVE (12) FEET BY TWENTY-FIVE (25) FEET DEEP SHALL BE PERMITTED TO FACE UPON THE FRONT STREET.

For lots 5 & 6 the proposed garage will face the street for 15% of the lot width. In addition, the existing garage structure is setback from the street 135'.

Lots 7 & 8 will comply with this limitation.

13. CARPORT CANOPIES ARE PROHIBITED IN SFR ZONING DISTRICTS.

EXISTING CARPORT CANOPIES IN SFR ZONING DISTRICTS SHALL BE CONSIDERED AS NONCONFORMING AND ARE SUBJECT TO THE PROVISIONS IN ARTICLE 6.

N/A