



To: Antonio Silio

From: Craig Leen, City Attorney for the City of Coral Gables

A handwritten signature in black ink, appearing to be "CL", is written over the name "Craig Leen".

RE: Legal Opinion Regarding Lot Coverage For 6510 San Vicente

Date: March 11, 2015

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Marlin Ebbert spoke with us today regarding lot coverage for her proposed new residence at 6510 San Vicente. It is my understanding that the Board of Architects, following review at its meeting, requested a bona fide, arms length change to the garage as a condition of its approval. In order to comply with the condition, the lot coverage would be exceeded by 50 square feet. This confirms my opinion, pursuant to section 2-201(e)(1) and (8) of the City Code, along with section 2-702 of the Zoning Code, that this can be approved by the Planning and Zoning Director, as long as the condition provided by the BOA is strictly complied with, particularly where the additional square footage is not a material change to the zoning requirement.

## Herbello, Stephanie

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**From:** Leen, Craig  
**Sent:** Wednesday, March 11, 2015 4:28 PM  
**To:** Herbello, Stephanie; Chen, Brigitte  
**Cc:** Figueroa, Yaneris  
**Subject:** Fwd: Opinion Regarding Lot Coverage for 6510 San Vicente

Please place in the opinion folder.

Sent from my iPhone

Begin forwarded message:

**From:** <cleen@coralgables.com>  
**Date:** March 11, 2015 at 4:26:38 PM EDT  
**To:** Antonio Silio <asilio@coralgables.com>  
**Cc:** Ramon Trias <rtrias@coralgables.com>  
**Subject:** Opinion Regarding Lot Coverage for 6510 San Vicente

Tony,

Marlin Ebbert spoke with us today regarding lot coverage for her proposed new residence at 6510 San Vicente. It is my understanding that the Board of Architects, following review at its meeting, requested a bona fide, arms length change to the garage as a condition of its approval. In order to comply with the condition, the lot coverage would be exceeded by 50 square feet. This confirms my opinion, pursuant to section 2-201(e)(1) and (8) of the City Code, along with section 2-702 of the Zoning Code, that this can be approved by the Planning and Zoning Director, as long as the condition provided by the BOA is strictly complied with, particularly where the additional square footage is not a material change to the zoning requirement.

Craig E. Leen  
City Attorney

Sent from my iPhone