

# Staff Report

PLANNING DIVISION COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer

From: Ashley Scarff, Principal Planner

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Date: January 11, 2018

Re: PLNZAD2017-00903: Variance for reduced interior side yards for a new single-family dwelling

# Variance

PROPERTY ADDRESS:353 E. Coatsville AvenuePARCEL ID:16-18-403-019-0000MASTER PLAN:Central Community

**ZONING DISTRICT:** R-1/5,000 Single-Family Residential District

**REQUEST:** Pablo Gotay, architect representing the property owner, is requesting a variance to construct a new single-family dwelling with interior side yard setbacks that measure 3 feet on one side and 8 feet on the other, instead of the minimum requirement of 4 feet and 10 feet, respectively. The subject property is located at 353 E. Coatsville Avenue and is zoned R-1/5,000 Single Family Residential.

**RECOMMENDATION:** Based on the information in this staff report, it is the Planning Staff's opinion that the requested variance for a reduction in the minimum required side yard setbacks meets the standards for approval and Staff recommends that the Appeals Hearing Officer approves the variance as requested.



### **ATTACHMENTS:**

- **A.** Map of Surrounding Lot Widths
- **B.** Historic Development of Site
- C. Submitted Narrative and Plans
- **D.** Analysis of Standards
- E. Public Comment

### SALT LAKE CITY CORPORATION

### PROJECT DESCRIPTION:

The property in question is currently occupied by a single-family structure that the applicant is proposing to demolish and replace with a new single-family structure. The R-1/5,000 zoning district requires a minimum lot width of 50 feet for single-family detached dwellings, and interior side yard setbacks of 4 feet on one side and 10 feet on the other. The subject lot has a lot width of 25 feet and the existing structure has side yard setbacks of 3 feet and 8 feet, respectively. The applicant is proposing to build a new single-family home that will maintain the same noncompliant side yard setback dimensions as the existing structure, but will meet all other requirements of the R-1/5,000 zoning district as outlined in the table below.

While the proposed side yard setbacks will remain roughly equal to those of the existing structure, the massing of the new structure will be different in regard to footprint and height. The building footprint will be extended further toward the rear of the lot (increasing by 166 sf), but will be compliant with the minimum required rear yard setback as well as the maximum allowable building coverage. In addition, the new structure will be taller than the existing home, but will comply with requirements of the zoning ordinance, which contains the following provision to reduce side building wall heights when reduced setbacks are granted through a special exception or variance:

Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard ... If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

In this case, the applicant has requested side yards that are reduced by 1 foot on the west side, and reduced by 2 feet on the east side; thus, the maximum building wall height is limited to 19 feet on the west side and 18 feet on the east side. The proposed structure meets these height requirements, dimensions included in the table below.

The overall project also includes the construction of a new single-car garage at the rear of the lot that will be accessed via the existing driveway to the east of the home. The garage, as currently proposed, meets all requirements of 21A.40, Accessory Uses, Buildings and Structures.

Standard	Current / Proposed	Finding
Minimum Lot Area: 5,000 sf	Current: 2,750 sf	Noncompliant
Minimum Lot Width: 50 ft.	Current: 25 ft.	Noncompliant
Setbacks:		
Front Yard - average of existing building or 20 ft.	Current/Proposed: 20 ft.	Complies
<i>Interior Side Yards</i> - 4 ft. on one side, 10 ft. on other side	Current/Proposed: 3 ft., 8 ft.	Noncompliant
Rear Yard - 25% of lot depth or 20 ft., whichever is less	Proposed: Approx. 25 ft.	Complies
Maximum Building Height		
Pitched Roof: 28 ft. measured to ridge	Proposed: 25 ft.	Complies
Flat Roof: 20 ft.	Proposed: 19 ft.	Complies
Maximum Building Wall Height: 20 ft. minus 1 ft. for		
each foot of encroachment into side yard setback granted	Proposed: 19 ft. (west), 18 ft. (east)	Complies
<b>Maximum Building Coverage:</b> 40% of lot area = 1,100 sf	Proposed: 1,082 sf (home + garage)	Complies

The existing single-family structure on site has been in place for many years. Records from the Salt Lake County Assessor's Office indicate that it was first constructed in 1901. The 1911 Sanborn Fire Insurance Map shows that the subject property used to be addressed as 357 E. Wilson Avenue, and the parcel boundaries and building placement at that time was roughly the same as what exists today (refer to Attachment B). By 1950, the property had been re-addressed as 353 E. Coatsville Avenue, but the development on site had largely remained unchanged. The eastern property line is not shown on the 1950 Sanborn for unknown reasons, but there is a clear delineation between accessory structures belonging to 353 and 359 E. Coatsville Avenue that roughly line up with the separating property line shown on the 1911 Sanborn.

Building permit records for the initial construction of the home could not be found, but assuming that the existing structure was in place in 1911, it was built well before the adoption of Salt Lake City's first zoning ordinance in 1927.

Because it appears that the subject lot has maintained the same dimensions since at least 1911, it is considered to be a legal noncomplying lot. Similarly, because the existing structure does not have the minimum required side yard setbacks, it is considered to be a noncomplying structure. 21A.38.050.G.2 of the zoning that if ordinance indicates noncomplying structure is voluntarily demolished (removal of 75% or more of the building), the new structure must comply with the regulations of the zone where it is located. Therefore, a variance is required in order to demolish the existing house and replace it with a structure that has the same noncomplying setback dimensions.







### **REQUESTED VARIANCE:**

The applicant is requesting a variance to reduce the required interior side yard setbacks on both sides of the proposed structure from 4 feet on one side and 10 feet on the other to 3 feet and 8 feet, respectively. The main reason for the request is due to the narrow width of the noncomplying subject lot (25 feet), which appears to have been established with roughly the same dimensions since at least 1911.

If the proposed dwelling were constructed to meet the interior side yard setback requirements of the R-1/5,000 zoning district, the maximum possible width of the entire structure would be 11 feet (25 foot lot width minus 14 total feet of required setbacks). Once exterior wall dimensions are factored in, the interior width would be about 9-10 feet.

The proposed setback reduction would allow for a structure that is a maximum of 14 feet wide (25 foot lot width minus 11 total feet of required setbacks), with an interior width of approximately 12-13 feet. While this would still result in a narrow home, the side yard setback dimensions of the existing structure would be maintained.

The purpose of the side yard setback requirements are to provide light, air and privacy between adjacent properties. In the case of the proposed development, the setbacks would remain the same as they are now, which the neighbors are accustomed to. The new structure would vary from what's existing in footprint, height and design, but would be in full compliance with all requirements of the R-1/5,000 zoning district beyond the reduced side yard setbacks.

### **KEY ISSUES and SUMMARY DISCUSSION:**

The standards required for granting a variance are set forth in Utah Code Section 10-9a-707 and Salt Lake City Zoning Ordinance, Section 21A.18.060. The Appeals Hearing Officer may grant a variance if all of the conditions described in Attachment D are found to exist. The applicant shall bear the burden of demonstrating that the standards have been met and the variance is justified. The key issues and points of discussion listed below have been identified through the analysis of the project.

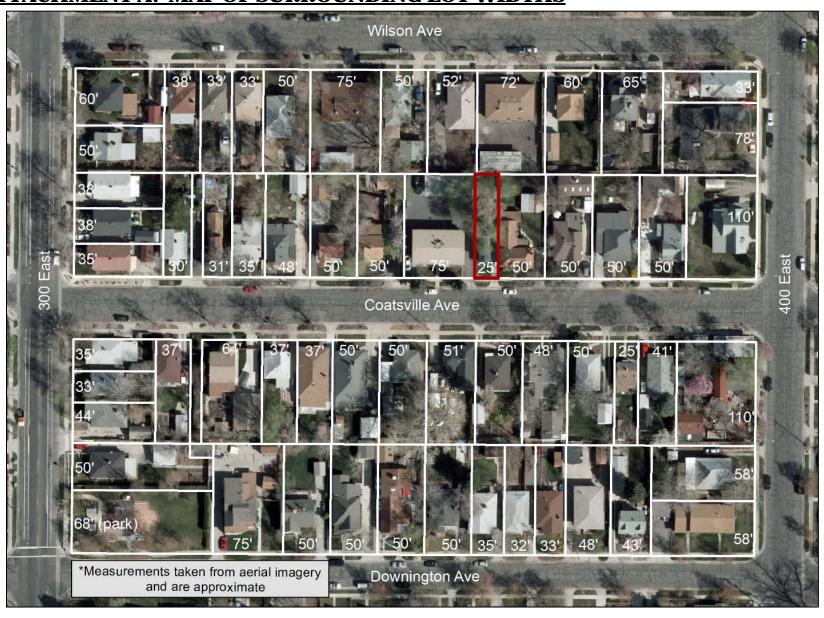
- 1. The R-1/5,000 zoning district required a minimum lot width of 50 feet for single-family detached dwellings, and interior side yard setbacks of 4 feet on one side and 10 feet on the other. The subject property is unique because it is only 25 feet in width. The width of the lot presents a hardship when applying the required side yard setback dimensions, as they limit the potential exterior width of the building to 11 feet, resulting in a very narrow structure with limited functionality.
- 2. Because residents began developing this neighborhood prior to the adoption of Salt Lake City's first zoning ordinance, there are multiple nearby properties that do not meet the minimum lot width of 50 feet. However, as can be seen in Attachment A, the subject lot's 25 foot width is the narrowest in the immediate vicinity, with the exception of one other lot across the street that is also 25 feet in width and seems to have a similar development history. The remainder of the nearby substandard lots are at least 30 feet wide.
- 3. The applicant is proposing to demolish an existing single-family structure and replace it with a new single-family structure. The existing home, which research shows has been in place since at least 1911, has noncompliant side yard setbacks of 3 feet on one side and 8 feet on the other. This variance request is necessary to allow the applicant to construct a new home on the lot that maintains the same noncompliant side yard setback dimensions, but meets all other requirements of the zoning ordinance.
- 4. Staff is of the opinion that the request for reduced side yard setbacks is appropriate and the case meets all standards for granting a variance. Approving the reduced setbacks so the new home can maintain what has been in place for at least 100 years will allow sufficient building width on the lot while still providing an open area between the building and adjacent properties.

### **NEXT STEPS:**

If the requested variance is approved, the applicant could proceed with applying for a building permit to construct a new single-family dwelling with side yard setback dimensions of 3 feet and 8 feet, as shown on the attached site plan.

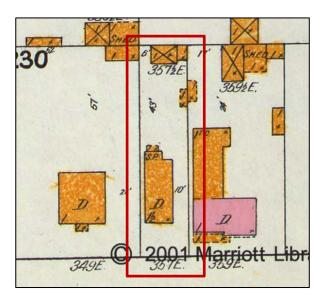
If the variance is denied, the applicant's options would include the retention of the existing structure on-site, or the construction of a new single-family structure that complies with all zoning and building regulations.

# ATTACHMENT A: MAP OF SURROUNDING LOT WIDTHS

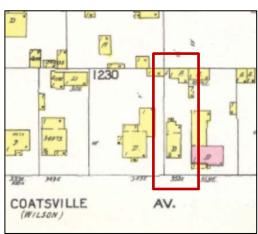


# **ATTACHMENT B: HISTORIC DEVELOPMENT OF SITE**

1911 Sanborn Fire Insurance Map



1950 Sanborn Fire Insurance Map



2017 Google Aerial Imagery



# ATTACHMENT C: SUBMITTED NARRATIVE AND PLANS

### **Project Description**

1. Single Family Home to replace existing single family home that has extensive foundation and structural damage.

### **Variance Information**

- A. Property is 25' wide by 110' long. The existing home overlaps the setback in the 25' direction by one foot to the west (4' required setback/3' actual setback) and two feet to the East (10' required setback/8' actual setback). The property owner would like to replace the home with the same footprint in the East/West direction and enlarge the home to the North
- B. 21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT Section E: Minimum Yard Requirements
- C. The width of the property is only 25' and the combined setbacks equal 14'.
- D. If the setback variance request is not approved the clear space of the home with the required setbacks would be between 9-10' which would make building nearly impossible.
- E. Most properties in the district have been combined over the years to equal 50-75' in width. This property is flanked by completed buildings and thus, can not be combined with adjacent properties.
- F. The variance is required to make the lot buildable for a single family home.
- G. This property is zoned for a single family residence and the application requests the placement of a single family home. The replacement home is exactly as wide as the existing property which does not adversely affect any of the surrounding properties.
- H. The existing conditions are being maintained while improving the property. There is still 10'-0" of space between the home and the neighbor to the East and 13'-0" between the home and the building to the West.
- I. N/A

Door Schedule			
Mark	Height	Width	Comments
101A	6' - 8"	2' - 8"	LOCKING
101B	6' - 8"	4' - 0"	CLOSET/SLIDING
102A	6' - 8"	2' - 8"	LOCKING
104A	6' - 8"	2' - 8"	NON-LOCKING
105A	6' - 8"	2' - 8"	LOCKING
107A	6' - 8"	2' - 8"	LOCKING
107B	6' - 8"	5' - 0"	CLOSET/SLIDING
107C	6' - 8"	5' - 0"	CLOSET/SLIDING
201A	8' - 0"	3' - 0"	DEADBOLT/EXTERIOR
206A	6' - 8"	2' - 8"	LOCKING
207A	6' - 8"	2' - 8"	NON-LOCKING
207B	6' - 8"	2' - 8"	DEADBOLT/EXTERIOR
208A	8' - 0"	3' - 0"	DEADBOLT/EXTERIOR
208B	6' - 6"	8' - 0"	OVERHEAD
301A	6' - 8"	2' - 8"	LOCKING
301B	6' - 8"	4' - 0"	CLOSET/SLIDING
303A	6' - 8"	2' - 8"	LOCKING
304A	6' - 8"	2' - 8"	NON-LOCKING
305A	6' - 8"	2' - 8"	LOCKING
306A	6' - 8"	2' - 8"	LOCKING
101A	6' - 8"	2' - 8"	DEADBOLT/EXTERIOR

		Wind	ow Schedule	
Mark	Height	Width	Sill Height	Comments
A	4' - 0"	3' - 0"	3' - 6"	SINGLE HUNG EGRESS
AA	2' - 0"	3' - 0"	4' - 6"	FIXED
AB	4' - 6"	2' - 0"	2' - 0"	SINGLE HUNG TEMPERED
AC	4' - 6"	3' - 0"	2' - 0"	SINGLE HUNG
AD	2' - 0"	3' - 0"	4' - 6"	FIXED
AE	4' - 6"	3' - 0"	2' - 0"	SINGLE HUNG EGRESS
AF	2' - 0"	3' - 0"	1' - 0"	FIXED
AG	3' - 6"	3' - 0"	9' - 6"	FIXED
AH	3' - 6"	3' - 0"	9' - 6"	FIXED
AJ	2' - 0"	3' - 0"	7' - 6"	FIXED
AK	2' - 0"	3' - 0"	5' - 0"	AWNING/ TEMPERED
В	4' - 0"	3' - 0"	3' - 6"	SINGLE HUNG EGRESS
С	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
D	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
E	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
F	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
G	4' - 6"	2' - 0"	3' - 6"	SINGLE HUNG TEMPERED
Н	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
J	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
K	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
L	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
М	6' - 0"	3' - 0"	2' - 0"	SINGLE HUNG
N	2' - 0"	3' - 0"	4' - 0"	FIXED
Р	3' - 6"	3' - 0"	9' - 6"	FIXED
Q	4' - 6"	3' - 0"	2' - 0"	SINGLE HUNG EGRESS
R	2' - 0"	3' - 0"	4' - 6"	FIXED
S	4' - 6"	2' - 0"	2' - 0"	SINGLE HUNG TEMPERED
Т	2' - 0"	3' - 0"	4' - 6"	FIXED
U	4' - 6"	2' - 0"	2' - 0"	SINGLE HUNG
V	4' - 6"	2' - 0"	2' - 0"	SINGLE HUNG
W	2' - 0"	3' - 0"	4' - 6"	FIXED TEMPERED
Χ	2' - 0"	3' - 0"	4' - 6"	AWNING/ TEMPERED
Υ	4' - 6"	3' - 0"	2' - 0"	SINGLE HUNG EGRESS
Z	4' - 6"	3' - 0"	2' - 0"	SINGLE HUNG EGRESS

### Sheet List

- A100 SITE
- A101 PLANS
- **ELEVATIONS**
- A201
- **ELEVATIONS** A202
- SECTION A301 A302 STAIR SECTION
- E101 ELECTRICAL PLANS G101 GAS LINE SCHEMATIC

### ADDRESS: 353 E COATSVILLE ZONE: R-1-5000 SETBACKS: FRONT - AVERAGE OF BLOCK FACE SIDE- 4' AND 10

MAX BUILDING COVERAGE: 40% SITE= 2750 SF EXISTING BUILDING TO BE DEMOED = 682 SF NEW HOUSE = 848 SF (COVERAGE) NEW GARAGE = 234 SF (COVERAGE)

TOTAL COVERAGE = 1082 SF = 39%

CONTACT UTAH DIVISION OF AIR QUALITY AT 801-536-4000 PRIOR TO COMMENCING WORK.

CONTACT BLUE STAKES AT 801-208-2100 PRIOR TO COMMENCING WORK.

PROJECT INFORMATION GOVERNING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE OCCUPANCY GROUP: R-1-5000

**DEFERRED SUBMITTALS LIST:** PREFABRICATED TRUSS ENGINEERING, LAYOUT ETC.

# architecture • real estate

Consultan Address Phone e-mail

Consultant Address Phone e-mail

Address

Consultan Address Phone

Fax

e-mail

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# PROJECT GENERAL NOTES

FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6" IN THE FIRST 10'-0" AWAY FROM BUILDING. (2015 I.R.C. SECTION R401.3) PROVIDE 4" DIAMÈTER PERFORATED DRAIN PIPE AROUND PERIMETER AT UPHILL SIDE OF FOUNDATION. DRAIN TO

DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS 3

# CONCRETE NOTES

FOUNDATION WALLS TO BE 8" (U.N.O.). PROVIDE ASPHALT BASE FMULSION WATERPROOFING AT EXTERIOR OF WALLS. PATIO AND DRIVEWAY TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER 1'-0" TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED

DOWN GRADE BEAM AT EDGES. SLOPE GARAGE FLOOR TOWARD DOORS.

ENCOUNTERED DURING

# HANDRAIL REQUIREMENTS

• Handrails shall be no less than 34" and no more than 38" above the nosing of the treads. • Handrails shall terminate in newel posts or safety terminals (the upright

posts which support the handrail of a stair banister).

• Handrails shall be continuous. • Handrails shall be provided for all stairways having four or more risers. Private stairways may have a handrail on only one side. • Handrails projecting from a wall shall have a space of exactly 1 1/2" from the wall. Cross-sectional dimension to be between 1 1/4" and 2" and shall have a smooth surface with no sharp corners.

# GUARDRAIL REQUIREMENTS

Residential (Single Family) 36" minimum height Maximum spacing 4" Maximum 4-3/8" spacing at stairs

# LANDINGS

Residential (Single Family) • Stairs shall have a ¾" to 1 1/4" nosing unless the tread depth is a minimum of 11" • A door may open at the top step on an interior flight of stairs, provided the door does not swing over the stair.

 A door may open at a landing that is not more than 7 ½" lower than the floor level provided the door does not swing over the landing. Screen doors and storm doors may swing over stairs, steps or landings.

STAIR REQUIREMENTS Residential

6' 8" Headroom 7-3/4" Maximum Rise

10" Minimum Run (nosing to nosing)

# **FRAMING NOTES**

COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATION OF COLUMNS, BEAMS, SHEAR WALLS,

COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS AND OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD AT 16" O/C WITH DOUBLE TOP PLATE. UNLESS SHOWN/ NOTED OTHERWISE ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD AT 16" O/C

(AS PER PLANS) WITH DOUBLE TOP PLATE. UNLESS SHOWN/ NOTED 5.

OTHERWISE. GRID LINE IS TO BE ALIGNED WITH THE INSIDE FACE OF FOUNDATION ALL INTERIOR DIMENSIONS ARE TO CENTER OF STUD, UNLESS

NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE TO INSIDE FACE OF STUDS, UNLESS NOTED OTHERWISE SILL PLATE TO BE PRESSURE TREATED 2X ON MANUFACTURED SILL SEALER AND 3X WHERE REQUIRED BY STRUCTURAL PLANS (VERIFY WITH STRUCTURAL SHEAR WALL PLANS), ANCHOR BOLTS

AS PER STRUCTURAL PLANS. PLATES TO BE A MINIMUM OF 6" ABOVE GRADE. (2015 I.R.C. R404.1.6) PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE

PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING

DECKS TO BE 5/4" SOLID COMPOSITE DECKING SYSTEM (AS APPROVED BY ARCHITECT) ATTACHED TO FRAMING (SEE STRUCTURAL PLANS) WITH CONSEALED FASTNERES. COLOR AS SELECTED BY OWNER AND ARCHITECT. PROVIDE GUARD RAILS WHERE REQUIRED.

# INSULATION NOTES

WINDOWS TO HAVE MAX U-VALUE OF .32. ALL WINDOWS TO BE OPERABLE UNLESS NOTED OTHERWISE.

ANY NEW WALL OR WALL EXPOSED DURING CONSTRUCTION MUST HAVE R-20 INSULATION, MIN. BASEMENT WALLS TO BE INSULATED R-19 MIN.

ROOF TO BE INSULATED R-49 MIN. ALL CEILINGS TO BE VAULTED UNLESS NOTED OTHERWISE. INSULATE VAULTED CEILINGS WITH SPRAY ON AIR IMPERMEABLE INSULATION FOUAL TO R-49. SLABS TO BE INSULATED R-10 FROM FOUNDATION WALL TO 2'-0"

TOWARDS INTERIOR OF HOME. FOUNDATION WALLS TO BE INSULATED R-20. PROVIDE SOUND INSULATION SYSTEM AT INTERIOR WALLS SEPARATING MECHANICAL CLOSETS FROM LIVING SPACES AND BATHROOMS FROM LIVING SPACES. SYSTEM TO BE "CERTAINTEED" OPTIMA BIB BLOWN FIBERGLASS SYSTEM IN WALL CAVITIES. WRAP ALL PLUMBING FIXTURE WASTE LINES WITH

ROCK WOOL TO DAMPEN SOUND TRANSMISSION.

AND/OR MODEL ENERGY CODE.

# **Energy Requirements:**

 All new exterior walls to be insulated with R-20. All roofs must be insulated R-49 Minimum. All windows and doors to have U-Factor of .32

 All basement areas to be furred out and insulated R-19 min. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES

# **FINISHING NOTES**

DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR. THIS INCLUDES ALL WALLS. OPENINGS, DOORS AND WINDOWS. ALL CEILINGS TO BE VAULTED UNLESS NOTED OTHERWISE.

COORDINATE WITH OWNER. ARCHITECT AND/ OR INTERIOR DESIGNER PLANS FOR ALL INTERIOR FINISHES. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS AND OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED. GYPSUM BOARD TO BE 1/2" THICK (UNI ESS NOTED OTHERWISE ON PLANS) ATTACHED TO FRAMING W/ APPROVED SCREWS AS PER MFG. FINISH AS PER OWNER/ ARCHITECT. (CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL)

PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (1) LAYER 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. (RUN PERPENDICULAR TO FRAMING) IN GARAGE. (2015 I.R.C. R309.2) & (STATE AMENDMENT) PROVIDE "DENS-SHIELD" TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT TILED WALL SURFACES. INSTALL AS PER MANUFACTURE RECOMMENDATIONS. METAL ROOFING TO BE STANDING SEAM ROOFING SYSTEM. GUAGE TO BE 24 GUAGE. PROVIDE FLASHING TRIM. ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER.

ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD FLAT ROOFING TO BE AN EPDM SINGLE PLY NON-BALLASTED MEMBRANE SYSTEM. ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER. PROVIDE FLASHING TRIM. ROOFING AND RELATED ITEMS TO BE INSTALLED OVER ICE AND WATER SHIELD. ALL EXPOSED FLASHING, COUNTER FLASHING, DRIP FLASHING,

ETC. TO BE PREFINISHED ALUMINUM. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF THE EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATION OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD

ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES OF AND THE END COPING, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. FLASHING SHOULD BE INSTALLED AT THE INTERSECTIONS OF

THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION RESISTANT FLASHING WITH 1/2" DRIP LEG EXTENDED PAST THE EXTERIOR SIDE OF THE FOUNDATION.

EXTERIOR CAULKING - SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS - ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED. PROVIDE CONTINUOUS HANDRAILS AT ALL STAIRS MOUNTED NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSING. HANDRAIL TO HAVE A HAND GRIP CROSS SECTION NOT LESS THAN 1 1/4" NOR MORE THAN 2 5/8". ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POST. HANDRAIL SHALL PROJECT NOT LESS THAN 1 1/2" FROM WALL. SEE STAIR AND HANDRAIL GENERAL NOTES (STATE AMENDMENT & I.R.C. R314 & R315) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS

WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOORS AND ENCLOSURES WHERE INDICATED

# **MECHANICAL/PLUMBING NOTES**

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2015 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT,

AS PER INDUSTRY STANDARDS. VENTED FLOOR DRAIN REQUIRED FOR WASHING MACHINE AND WATER HEATER INSTALL EXPANSION TANK ON SUPPLY LINE TO WATER HEATER.

STRAP WATER HEATER TO RESIST SEISMIC MOVEMENT. INCLUDE ADDITIONAL STRAP AT BOTTOM THIRD OF HEATER. PROVIDE ANTI-SCALD PROTECTION. COORDINATE WITH OWNER, ARCHITECT AND/ OR INTERIOR

DESIGNER PLANS FOR ALL INTERIOR FINISHES. DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT, JOINTS TO RUN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT) THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN CONSTRUCTION.

(I.R.C. M1502) BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMIDIATE VENTILATION) KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL,

STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL EXHAUST DUCTS TO TERMINATE AT OUTSIDE. ALL EXHAUST DUCT TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE.

ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX.

WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE 13. DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M1307.2 & G2404.8) FLOOR DRAIN AND/OR DRIP PAN UNDER WATER HEATER, SPA,

HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, EACH SPACE TO HAVE A AIR SUPPLY AND RETURN AS REQUIRED BY CODE. EXIST SUPPLY/RETURN REGISTERS ON DEMOLISHED WALLS TO BE MOVED TO NEAREST AVAILABLE LOCATION. DUCTING TO BE RE-ROUTED AS REQUIRED.

ALL PLUMBING FIXTURES TO HAVE ANTI-SCALD DEVICES

# **ELECTRICAL NOTES**

ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC. ALL WORK TO COMPLY WITH CURRENT N.E.C. CODES AND 2012 INTERNATIONAL RESIDENTIAL CODES.

CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL

FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT

WITH INSULATION AS REQUIRED. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARC-FAULT CIRCUIT

INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF

AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50) THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS

BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN

DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4

12. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF 13. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS

MUST BE TAMPER PROOF ALL ELECTRICAL TO BE INSTALLED BY LICENSED ELECTRICIAN IN COMPLIANCE WITH ALL APPLICABLE CODES. MAX WALL SPACING

OF 12'-0" BETWEEN OUTLETS. COORDINATE WITH OWNER REGARDING REMOTE SYSTEMS FOR CONTROLLING LIGHTS, HVAC, ETC.,

ELECTRICAL DISTRABUTION PANEL, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OR INSULATION INSTALLED IN OR ON THE CEILING / ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE. UFACTORS OF THE WINDOWS. THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (2015

No.	Description	Date

# 353 COATSVILLE RESIDENCE

# **COVER**

Project Number Project number Issue Date Drawn by Author Checker





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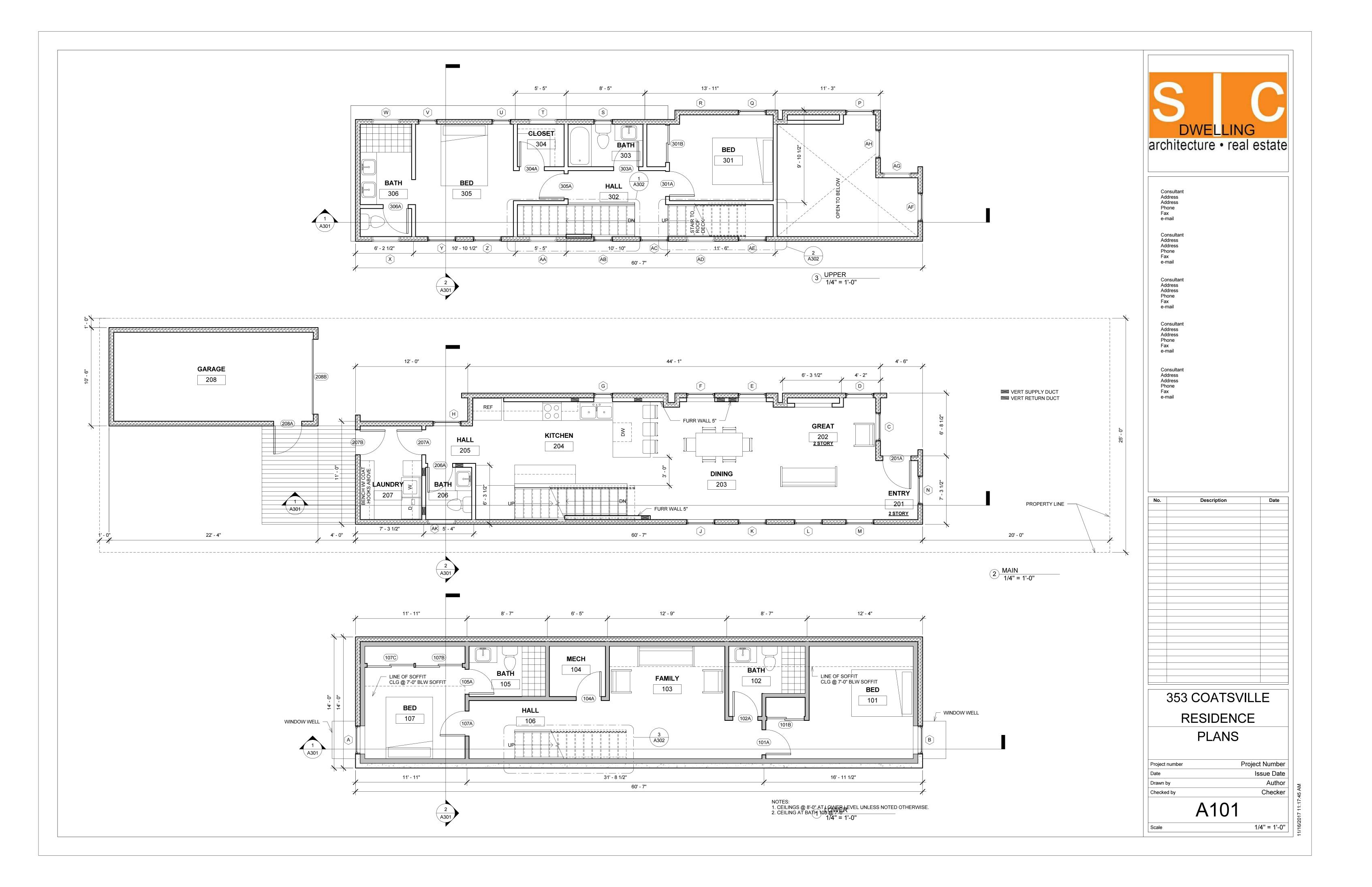
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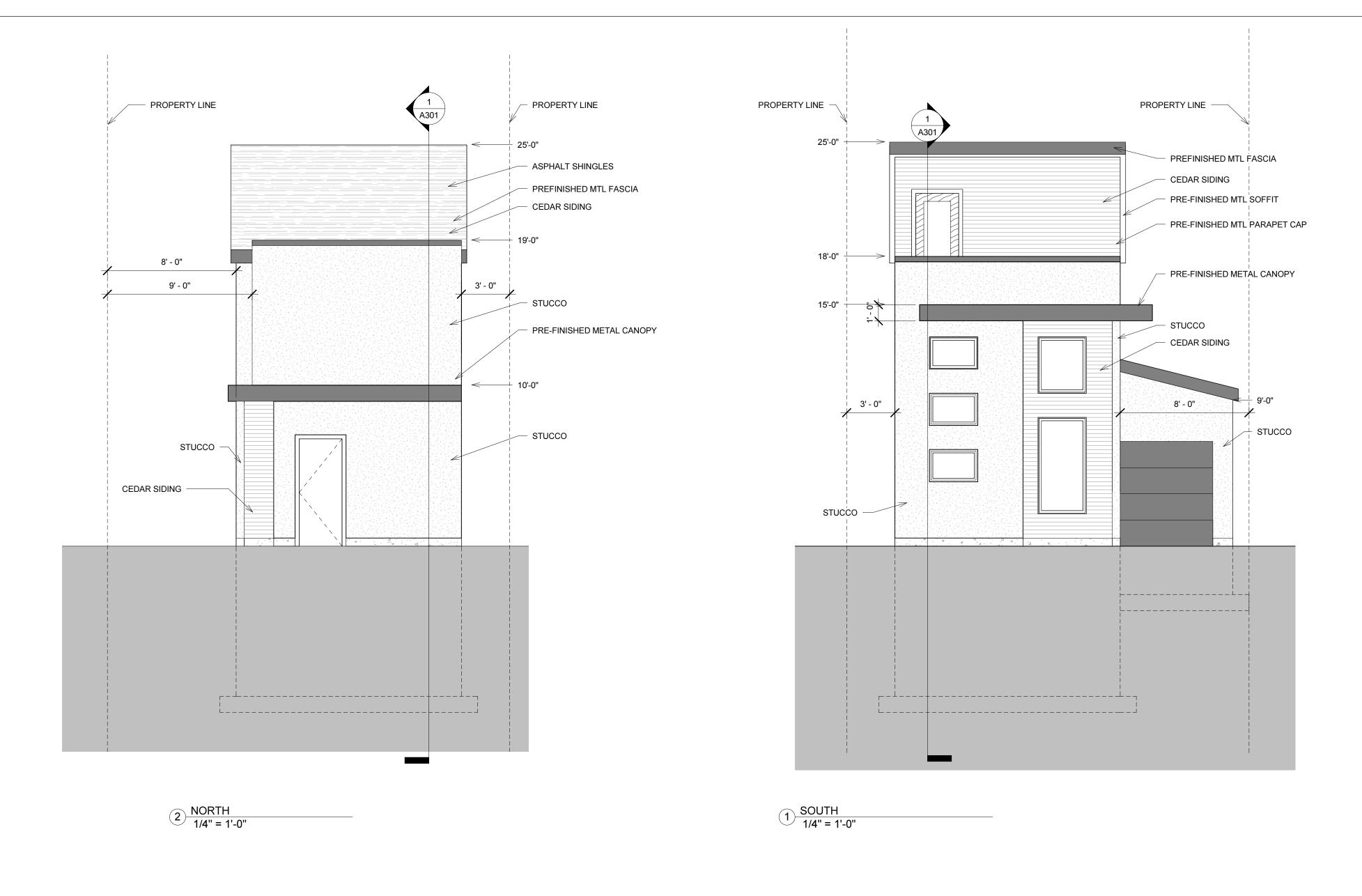
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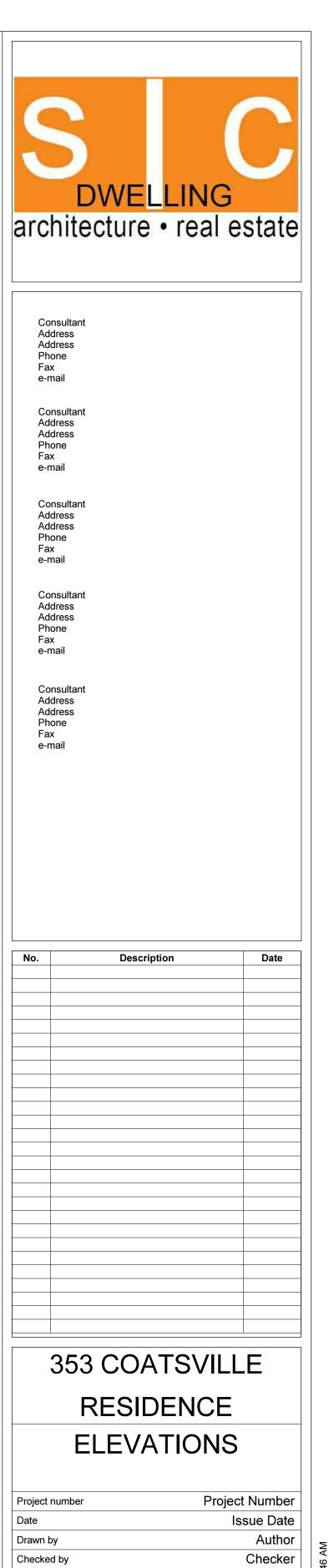
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1/8" = 1'-0"



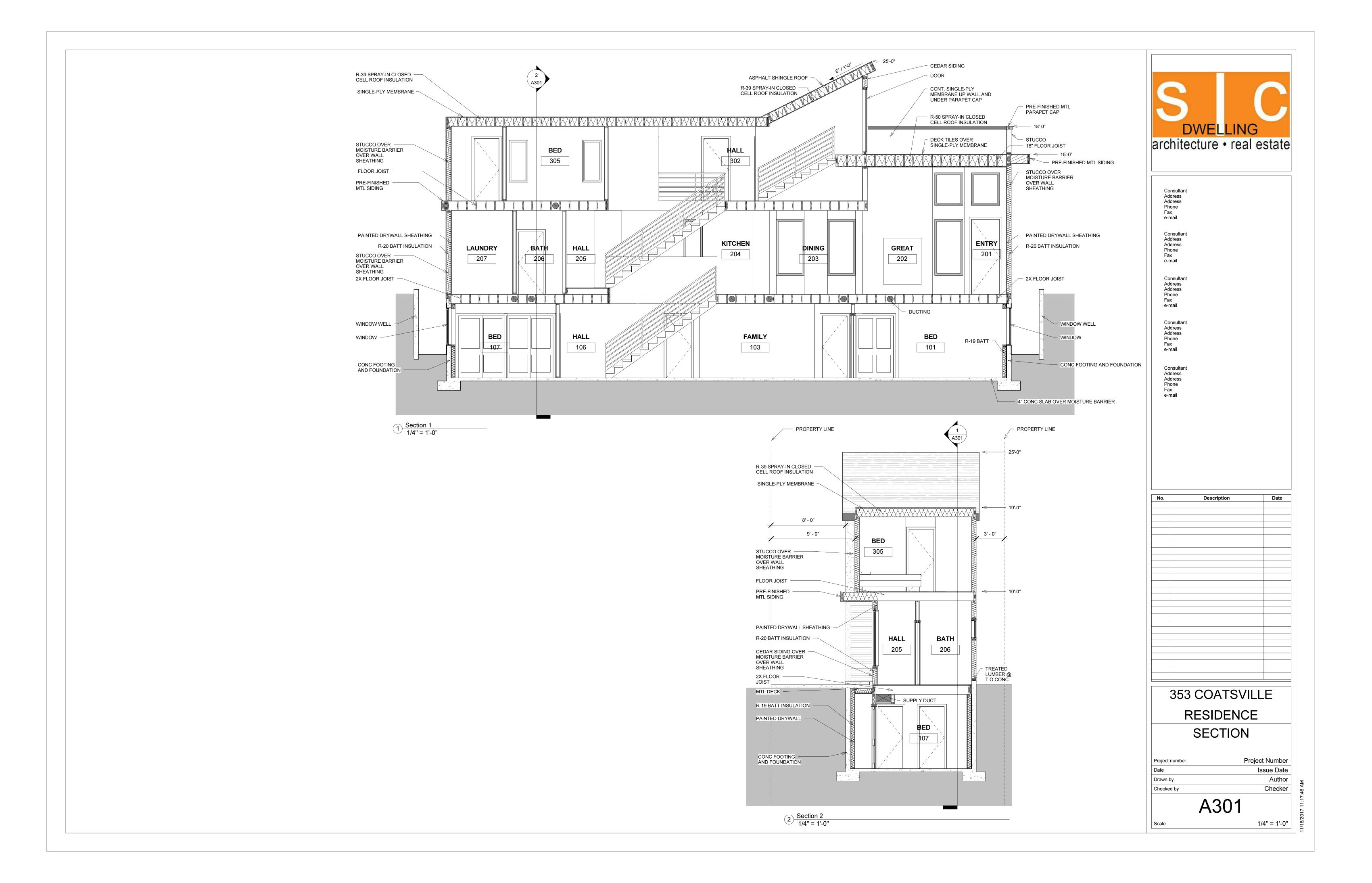






A202

1/4" = 1'-0"



# **ATTACHMENT D: ANALYSIS OF STANDARDS**

**21A.18.050 Prohibited Variances:** The Appeals Hearing Officer shall not grant a variance that:

Standard	Finding	Rationale
A. Is intended as a temporary measure only;	Complies	The proposed single-family dwelling would be constructed as a permanent structure, and not be temporary in nature.
B. Is greater than the minimum variation necessary to relieve the unnecessary hardship demonstrated by the applicant; or	Complies	If the proposed dwelling were constructed to meet the interior side yard setback requirements of the R-1/5,000 zoning district, the maximum possible width of the entire structure would be 11 feet (25 foot lot width minus 14 total feet of required setbacks). Once exterior wall dimensions are factored in, the interior width would be about 9-10 feet.  The proposed setback reduction would allow for a structure that is a maximum of 14 feet wide (25 foot lot width minus 11 total feet of required setbacks), with an interior width of approximately 12-13 feet. While this would still result in a narrow home, the side yard setback dimensions of the existing structure, which has been in place since at least 1911, would be maintained. It is Staff's opinion that the request is appropriate and the variation is not greater than necessary to relieve the hardship caused by the narrow lot width.
C. Authorizes uses not allowed by law (i.e., a "use variance").	Complies	Single-family homes are permitted in the R-1/5,000 zoning district. Granting the variance would not authorize a use that is not allowed.

**21A.18.060: Standards for Variances**: Subject to the prohibitions set forth in section  $\underline{21A.18.050}$  of this chapter, and subject to the other provisions of this chapter, the Appeals Hearing Officer may grant a variance from the terms of this title only if:

A. General Standard	Finding	Rationale
1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;	Complies	21A.24.070 indicates that the minimum lot width for a single-family detached dwelling within the R-1/5,000 zoning district is 50 feet, with minimum interior side yard setbacks of 4 feet on one side and 10 feet on the other. A typical lot meeting these standards could accommodate a house that's a maximum of 36 feet in width. In this case, 28% of the lot width is devoted to side yard setback areas.  The subject lot is 25 feet wide, or half of the minimum requirement of the zone. As described above, if a structure was built that complied with the minimum required side yard setbacks of 14 feet total, the home could only be a maximum of 11 feet wide, with even less interior space once exterior wall space is subtracted. In this case, 56% of the lot width would be devoted

In determining whether or not enforcem subsection A of this section, the appeals unless:		
The alleged hardship is related to the size, shape or topography of the property for which the variance is sought.	Complies	The applicant has identified the narrow width of the lot as causing a hardship that necessitates a variance. Within the R-1/5,000 zoning district, the minimum required width for a lot containing a detached single-family structure is 50 feet. A lot of this width leaves adequate room for the required 14 total feet of side yard setback areas.  The subject lot is noncomplying with a 25 foot width; thus, subtracting 14 feet of width to accommodate the side yard setbacks greatly impacts the size and design of the structure that can be built on site, resulting in a very narrow living area.
The alleged hardship comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.	Complies	Attachment A is a map showing approximate lot width distribution for properties surrounding 353 E. Coatsville Avenue. Even though all of the lots shown fall within the R-1/5,000 zoning district, lot sizes vary, with roughly 1/3 having noncomplying widths that are less than the required 50 feet.  Despite this, only one other lot has a width of 25 feet, with the next narrowest lot measuring at 30 feet. The other 25 foot wide lot, 372 E. Coatsville Avenue, contains a single-family structure with 520 sf of living area that was constructed in 1911 (according to the Assessor's Office). Because these historic lots were created and built upon prior to the adoption of Salt Lake City's zoning ordinance, it makes sense that they are ultimately noncomplying with today's ordinance standards.  Staff is of the opinion that the subject lot is peculiar due to circumstances that are not general to the neighborhood, with the exception of one other lot on the street that seems to have a similar history.
The hardship is not self-imposed or economic.	Complies	The hardship in this case is the substandard lot width that resulted from the development of a property prior to the adoption of the City's first set of zoning regulations. As shown in Attachment B, it is apparent that this lot has had the same configurations since at least 1911. The hardship is not self-imposed or economic.

		Similar to the information provided above, the subject property is peculiar (very narrow) due to special circumstances involving historic development prior to the enforcement of any zoning regulations. While this same situation could apply to other lots within older neighborhoods throughout the City, the current zoning designation of those lots is irrelevant.  Prior to 1927, if someone wanted to build a home in Salt Lake City, their main concern was purchasing the property and securing a building permit. The City did not regulate aspects like lot size or setback dimensions, which were likely based on the size and design of the structure and not vice-versa. Thus, there are likely many historic lots and structures scattered throughout the City that don't comply with the current ordinance, but their distribution is entirely unrelated to current zoning district boundaries.
hearing officer may find that special circ	umstances exist o	nly if:
The special circumstances relate to the alleged hardship; and	Complies	The special circumstances are directly related to the hardship described above, the narrow dimension of the lot.
The special circumstances deprive the property of privileges granted to other properties in the same zoning district.	Complies	The R-1/5,000 zoning district requires a minimum lot width of 50 feet and minimum interior side yard setbacks of 4 feet and 10 feet. Literal enforcement of these side yard setback requirements for the subject property would result in a single-family structure that is a maximum of 11 feet wide, with even smaller interior living space dimensions. Owners of other parcels within the same zoning district that meet the minimum lot requirements have the ability to build structures that are a maximum of 36 feet wide, significantly increasing not only the size of their home, but also their exterior and interior design options.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;	Complies	To further add to the section above, if this variance were granted, the applicant would have the ability to construct a new single-family home that has a maximum exterior width of 14 feet rather than 11 feet. While 14 feet is still a narrow structure, it provides for more flexibility in design, and maintains the existing setbacks, which research shows have been in place for over 100 years. If the variance was not granted, the applicants could develop further toward the rear of the lot in order to gain more living area, but the result would be a long, narrow home. Staff finds that the request for reduced side yard setbacks is appropriate, and will result in a much more compatible and functional structure.

4. The variance will not substantially affect the general plan of the city and will not be contrary to the public interest; and	Complies	The subject property is located in the Central Community Master Plan area. The most recent Master Plan contains a goal to "preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses" (p. 9). This project supports that goal by replacing an existing single-family home with a new single-family home, effectively keeping the density of the lot the same.  In addition, the proposal supports another listed goal to "ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density" (p. 9). The applicant wishes to maintain the existing side yard setbacks that have been in place for over a century, and construct a home that meets all other requirements of the zoning ordinance. Staff finds that granting this variance will not negatively affect any plans of the City and will not be contrary to public interest.
5. The spirit of this title is observed and substantial justice done.	Complies	The main purpose of side yard setbacks are to provide an open space buffer between structures and the streets on which they are located. The subject parcel is half the width of typical lots within the R-1/5,000 zoning district. Despite this, the proposed development will provide a 3 foot setback (rather than 4 foot) on the west side, and an 8 foot setback (rather than 10 foot) on the east side. These dimensions match those of the existing structure, which has been in place since at least 1911, with much of the surrounding neighborhood likely being designed and built around it. Staff finds that the request meets all of the standards above and with the granting of this variance, the spirit of this title will be observed and substantial justice done.

# ATTACHMENT E: PUBLIC COMMENT

At the time that this staff report was published, no comments from the public had been received.