



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer
From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com
Date: February 21, 2019
Re: PLNZAD2018-01026 – Fayette Ave Variance

Variance

PROPERTY ADDRESS: 802 W Fayette
PARCEL ID: 15-11-261-031
MASTER PLAN: Westside
ZONING DISTRICT: R-1/5,000, Single-Family Residential District

REQUEST: Cameron Broadbent, property owner, is requesting a variance to construct a new single-family dwelling that does not comply with the required corner side yard setback. The subject property is located at 802 W Fayette Avenue and within the R-1/5,000 zoning district, which requires a minimum corner side yard setback of 10 feet. The applicant is requesting the reduced setback due to the lot being narrow and in order to provide additional fire access.

RECOMMENDATION: Based on the information in the staff report, Planning Staff recommends that the Appeals Hearing Officer approve the variance request to reduce the corner side yard setback with the following conditions:

1. The corner side yard setback reduction shall be from 10 feet to 8.5 feet.
2. A final site plan shall be submitted for planning approval.
3. The applicant shall provide a front yard average calculation showing that the proposed single-family dwelling complies with the required front yard setback.
4. The parking pad shall be designed to comply with standards of Chapter 21A.44.

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Subdivision and Plat Survey](#)
- C. [Site Photographs](#)
- D. [Application Materials](#)
- E. [Proposed Plans](#)
- F. [Analysis of Standards – Variance](#)
- G. [Public Process and Comments](#)

PROJECT DESCRIPTION: The proposed development consists of a new single-family dwelling with onsite parking in the rear. The proposed home will be a one-story structure with a building footprint of approximately 675 square feet. The front façade will be 15 feet wide and

oriented to Fayette Avenue, while the side façade will be approximately 53 feet long. The parking pad will be accessible from 800 W and will accommodate the required two parking stalls.

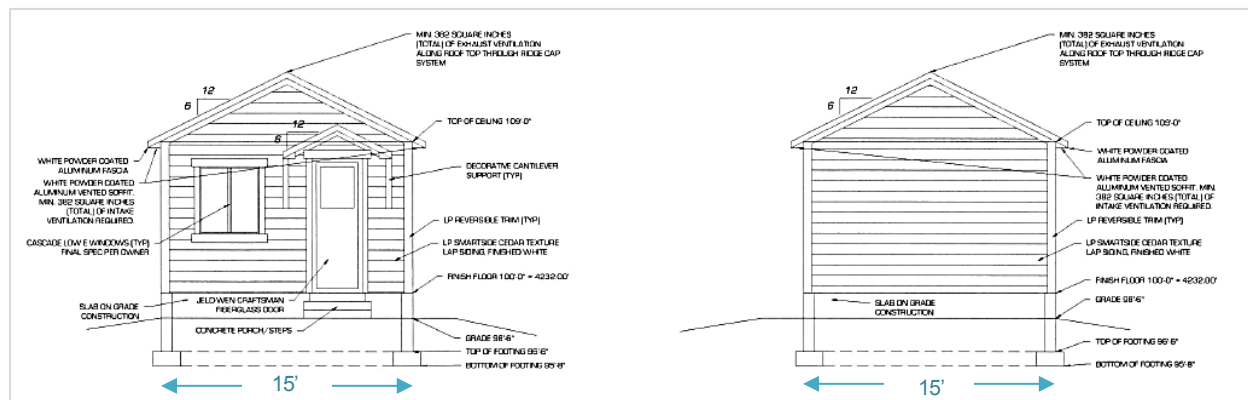


Figure 1 – Front and rear elevations of the proposed home

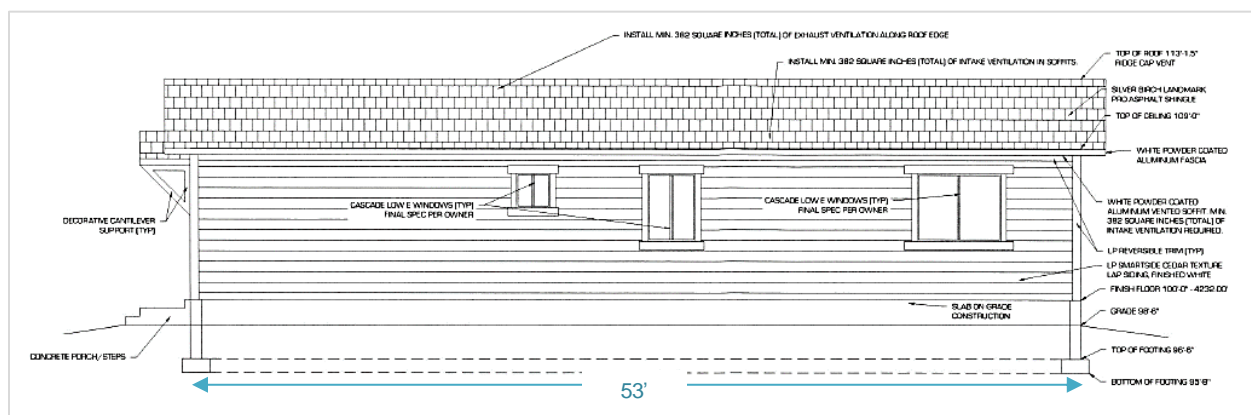


Figure 2 – Corner side elevation of the proposed home

The proposed home will comply with the rear (north) and front (south) yard setbacks, and will exceed the interior (west) side yard setback by 2.25 feet. The corner (east) side yard setback, requiring variance approval is proposed at 6.25 feet, which is 3.75 feet less than the required 10 feet.

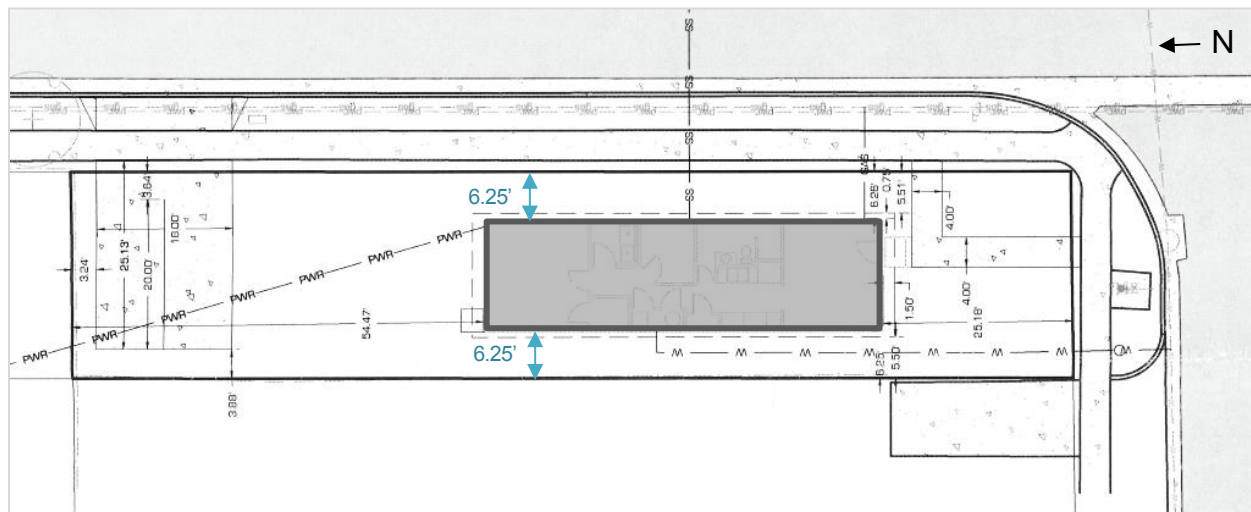


Figure 3 – Proposed site plan

SITE CONDITIONS & CONTEXT: The subject property is a legal nonconforming lot. The parcel was created in 1890 as part of the Albert Place Subdivision and later modified to incorporate half of a vacated alley to the north. The lot is 27.5 feet wide and 132.5 feet long, and has a total area of approximately 3,644 square feet. The R-1/5,000 zoning district requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet for a single family dwelling.

Unlike the other lots on the block and across the street, this parcel was never developed. It remained under the ownership of Salt Lake County from 1928 and until 2017 and was never combined with another parcel. The surrounding parcels originally had similar lot configurations as the subject property, but were combined into larger parcels and homes were built on these consolidated parcels. The majority of the surrounding lots are now conforming to today's zoning standards.

VARIANCE REQUEST: As previously mentioned, the applicant is requesting approval to reduce the required corner side yard setback along the east side of the proposed structure. The required setbacks for a corner lot in the R-1/5,000 zoning district is 10 feet on the corner side yard and 4 feet on the interior side yard. The applicant is proposing the home to exceed the interior side yard by 2.25 feet because of the approved hand ladder fire access specified in the International Fire Code (as presented in [Attachment D](#)), and as a direct result of that, the requested variance for the corner side yard setback would reduce it from 10 feet to 6.25 feet.

The underlying issue driving the variance request is the narrow width of the subject parcel (27.5 feet). If the structure were to be built in compliance with all yard setbacks, the north and south facades of the home would only be allowed to be a maximum of 13.5 feet in width. The interior width would be even less given the thickness of the walls. This long and narrow structure would certainly create design challenges for the interior layout of the home and would look very distinct from the surrounding properties.

Planning Staff agrees that a variance to reduce the corner side yard setback is necessary to accommodate a single-family dwelling on site. However, staff differs on the requested reduction as discussed below in Issue 3.

KEY ISSUES:

Issue 1: Unique lot

The subject property is unique in that it is 27.5 feet wide. The required lot width for a single family dwelling in the R-1/5,000 zoning district is 50 feet. The neighboring lots originally had similar dimensions as the subject lot when they were vacant, but none maintained the original width. As it is common in old subdivisions, the narrow lots were combined into larger, more easily buildable parcels. The subject property is an outlier in that it was never combined with another parcel and has remained vacant since its creation.

Issue 2: Purpose of the corner side yard setback

The purpose of the corner side yard setback requirements is to provide adequate sight distance for traffic at intersecting streets and to ensure a compatible streetscape along the block face. The front yard setback and the reduced corner side yard setback for the proposed development will provide the required sight distance triangle as specified in Chapter 21A.62, Definitions.

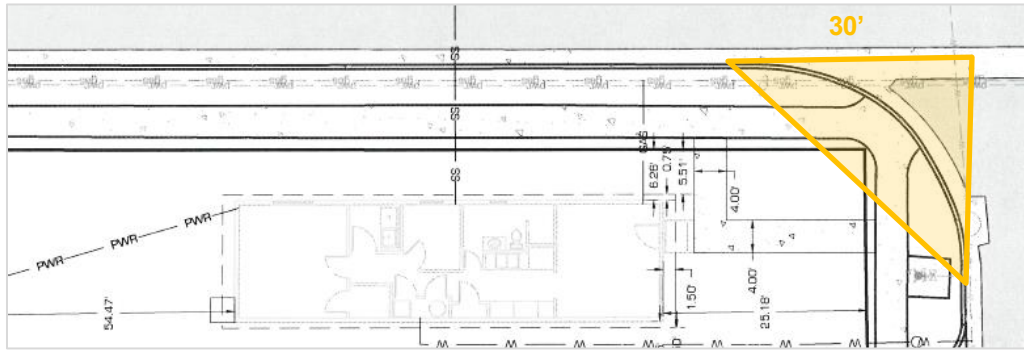


Figure 4 – Approximate location of sight distance triangle

In regards to the streetscape, there are only two lots on this block face located along 800 W: the subject property and the property directly to the north at 807 W Montague. Although the building on 807 W Montague complies with the required corner yard setback, the Zoning Ordinance states that a development pattern shall be established by three or more existing structure. Thus, one property cannot establish a development pattern for the streetscape.

Issue 3: Proposed interior side yard setback

The home is proposed to be 6.25 feet from the west property line. However, the minimum required interior side yard setback in the R-1/5,000 is 4 feet. The applicant presented information that an approved hand ladder fire access, per the International Fire Code, requires a 4 feet walkway in addition to space for a hand ladder to reach the eve at a 70 degree angle. The subject property is a corner lot and therefore, has fire access from both Fayette Avenue and 800 W. After discussing the issue with the Fire department, the proposed fire access from the interior side yard is found to be supplementary, but nonessential to this development. The property can be adequately served by emergency personnel without increasing the interior side yard setback.

Issue 4: Proposed location of required off-street parking

According to the plans submitted, the parking pad in the rear of the lot does not comply with the standards of Chapter 21A.44, Off Street Parking, Mobility and Loading, specifically 21A.44.020.F.7.a.(2)

Residential Districts: With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. Except for entrance and exit driveways leading to properly located parking areas, no curb cuts or driveways are permitted.

And 21A.44.060.D, Parking Restrictions within Yards, which prohibits parking within the corner side yard in single-family residential zoning districts.

DISCUSSION:

The subject property present circumstances peculiar to the individual property that the surrounding parcels do not have. The width of the lot and the setback standards of the zoning district create challenges for development on this parcel that Planning Staff finds a request to reduce the corner side yard setback is warranted. However, the applicant is proposing a greater reduction than permitted by the variance process. Section 21A.18.050, Prohibited Variances, indicates that

“The appeals hearing officer shall not grant a variance that: (sic) B. Is greater than the minimum variation necessary to relieve the unnecessary hardship demonstrated by the applicant”.

Planning Staff finds that the minimum variation necessary is to reduce the required corner side yard setback from 10 feet to 8.5 feet, as opposed to the 6.25 feet proposed by the applicant. As discussed in Issue 3, placing the new home at the minimum required interior side yard setback will not hinder fire access.

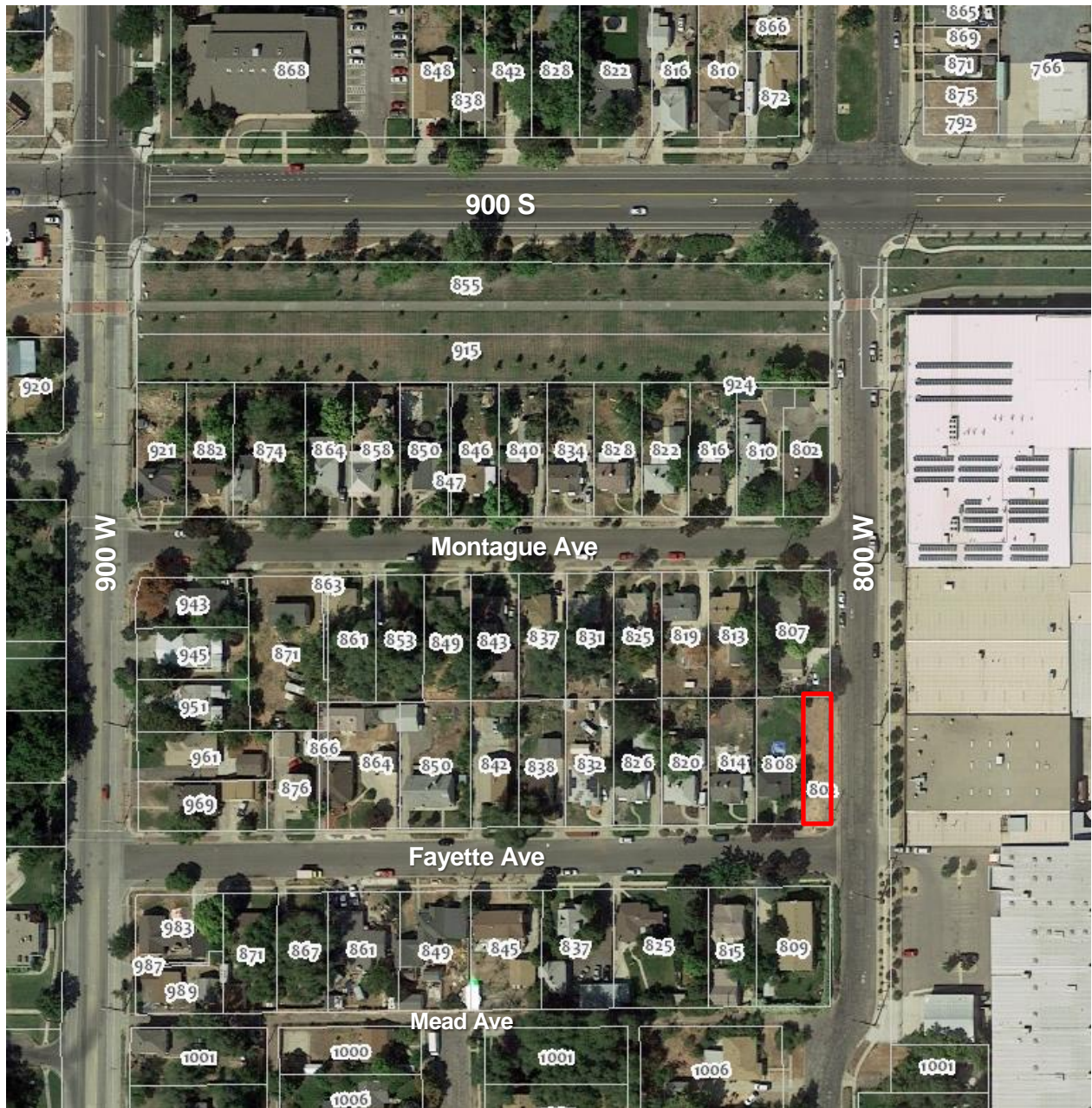
Furthermore, Planning Staff finds that the rear of lot is large enough to accommodate the required off-street parking per the standards of Chapter 21A.44, and therefore, no relief to these standards is necessary.

NEXT STEPS:

If the requested variance is approved, the applicant could proceed with applying for a building permit to construct the single-family home as proposed, so as long as it complies with the stated conditions of this variance and all other zoning and building regulations.

If the variance request is denied, the applicant would need to redesign the project to comply with setback standards, as well as all other zoning and building regulations.

ATTACHMENT A: Vicinity and Zoning Maps





ATTACHMENT B: Subdivision and Plat Survey

In accordance with a resolution of the City Council adopted Nov 27/88 authorizing the City Surveyor to approve all maps or plats that conform with all laws and ordinances relating thereto and that are within the City limits. This by approval of this map
 Salt Lake City
 Jan'y 15 1890

Signed
 Jesse W. Fox Jun
 City Surveyor

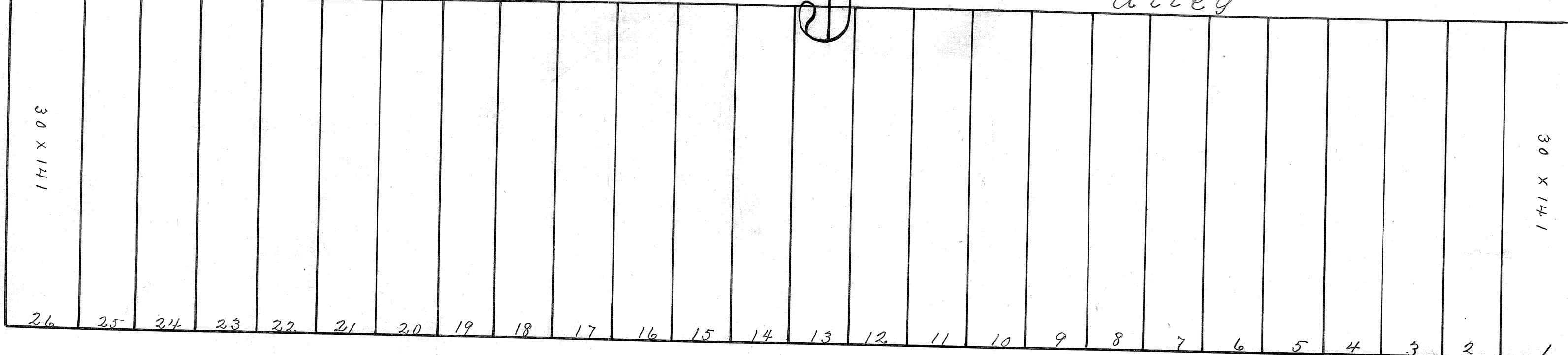
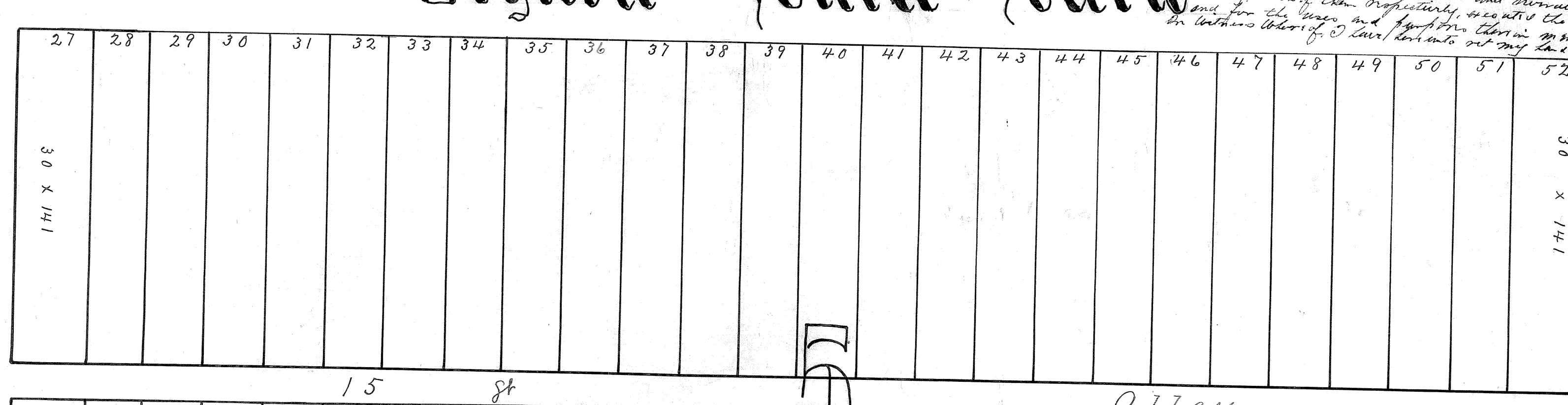
24198
 Filed June 9th 1890 at 1:15 p.m.
 George McConnon
 Roman Salt Lake County, Utah

AUBERT PLACE

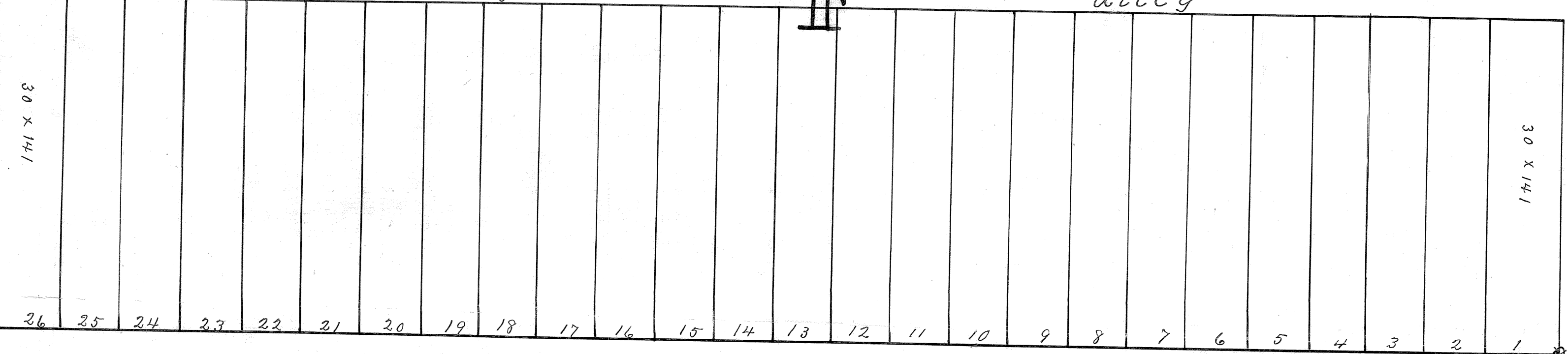
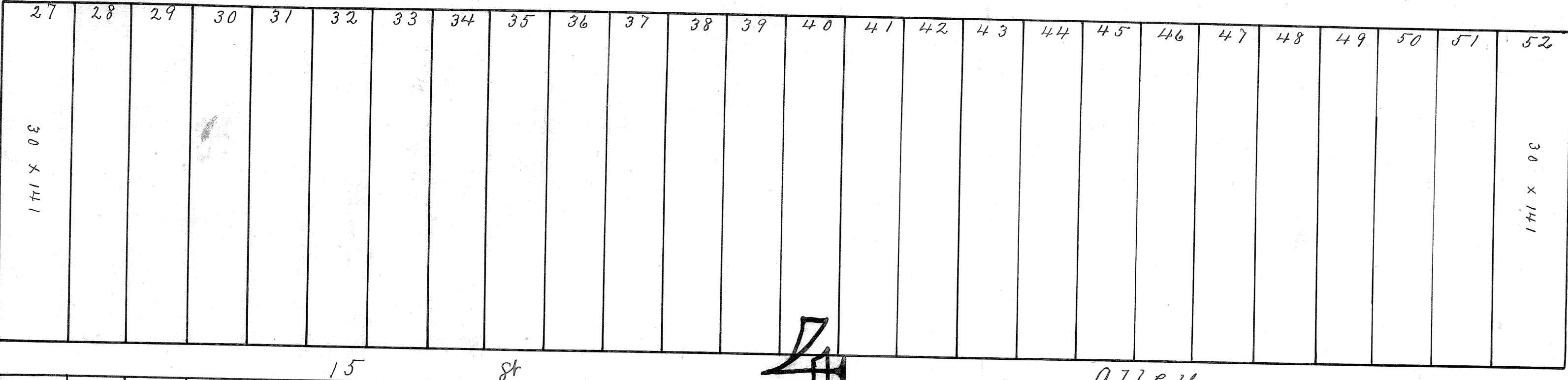
A Subdivision of Blk 3 Pl. C.
 & part of 4th 1/4 Sec. 11 T. 15. R. 11 W.

The Charles H. Dool and Katherine M. Dool his wife both of Ogden County Utah, the owners of Most Place or parcel of land in the city of Salt Lake, being a subdivision of Block Blk 3 Pl. C. Salt Lake City, and a part of the North East quarter of Section 11, Township 15 N., Range 11 W., Salt Lake County, Utah, do hereby certify that the following is a true and correct description of the same as shown on the plat:
 Commencing 102 1/2 rods East of the North West corner of Lot 5 in said section in the center of a forty (40) rod street and running thence North forty (40) rods to the South line of 9th South Street in Salt Lake City, thence West forty (40) rods, thence South forty (40) rods, thence East forty (40) rods, and thence North forty (40) rods to the place of beginning, all situated in Salt Lake County Utah Territory.
 No land set apart and reserved to the public for use as a public thoroughfare, street and alley, and all of the streets and alleys improvements be as shown on the plat.
 Witness our hands and seals this 10th day of May A. D. 1890 - Charles H. Dool & Katherine M. Dool
 S. William R. Barbour a Notary Public in and for the County and State of Utah
 My Comm. expires 1890
 My Commission expires

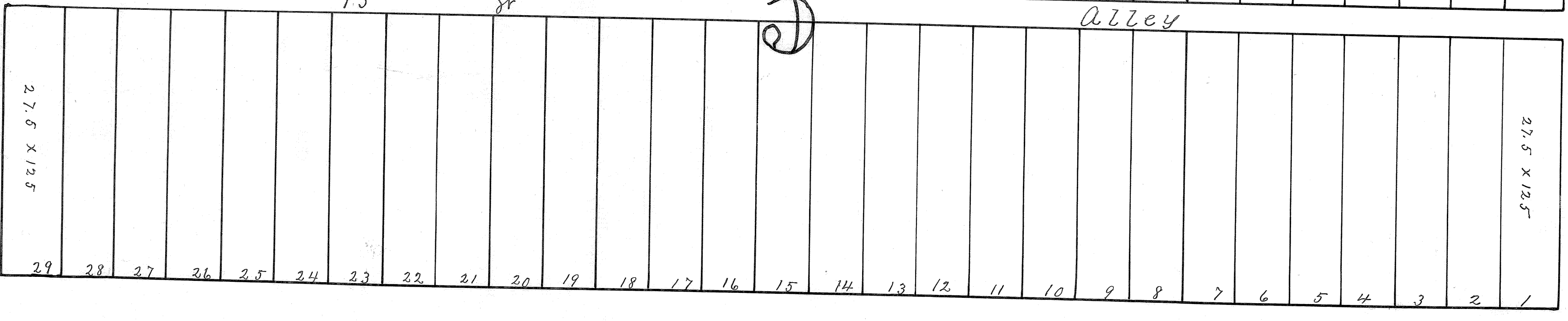
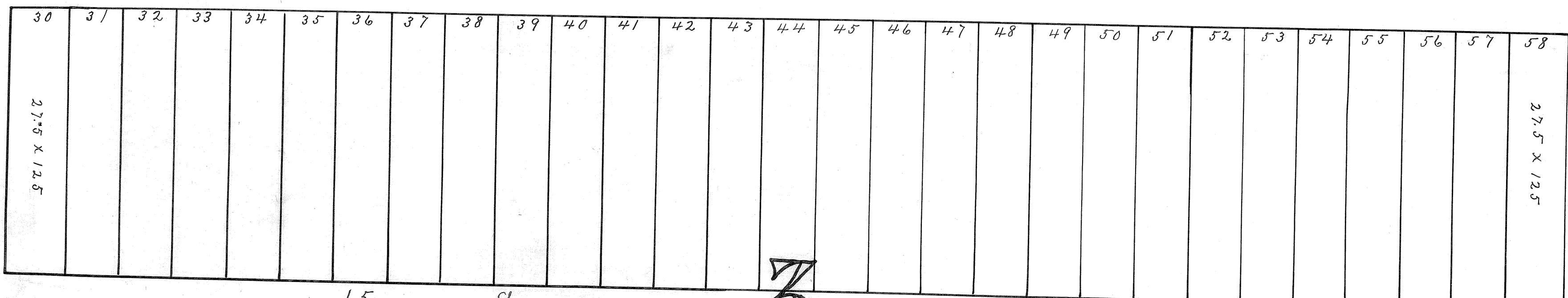
Eighth South South



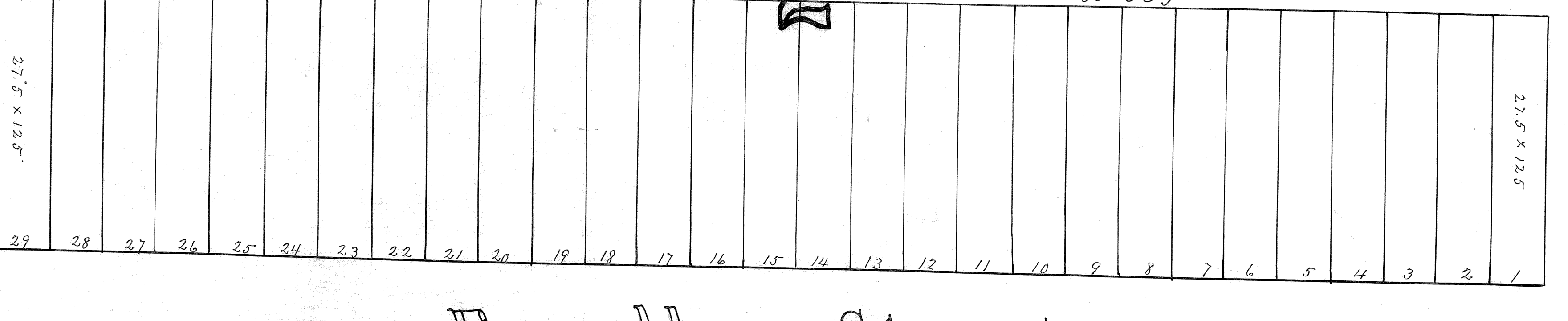
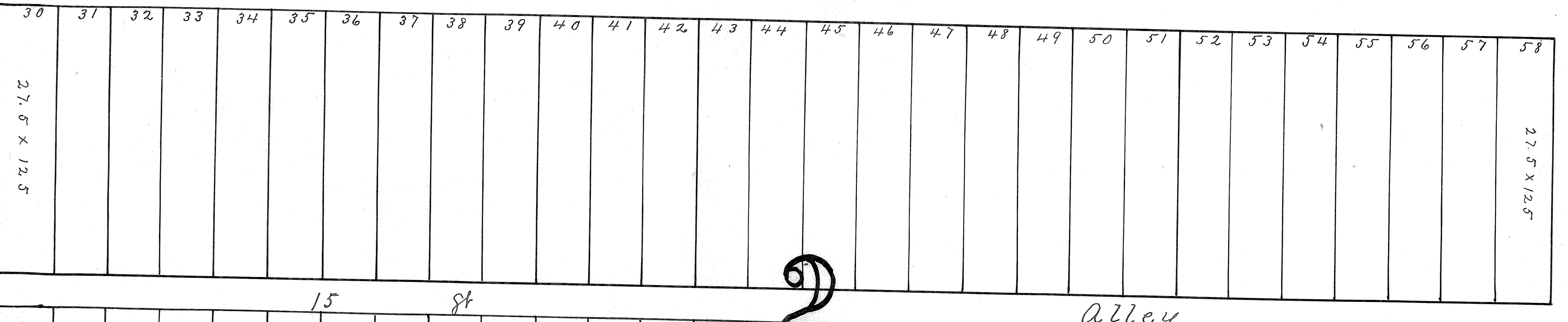
Geneesee Street



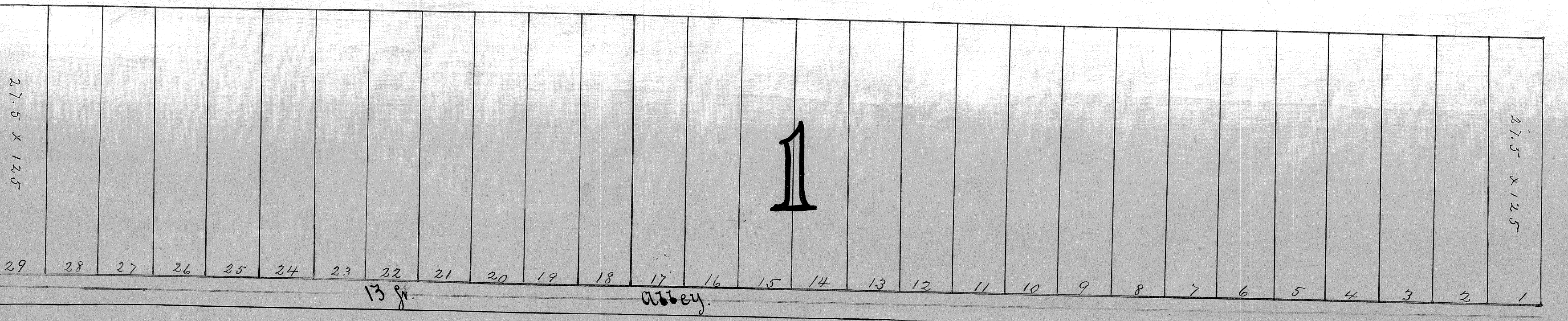
Ninth South St.



Montague Street.



Fayette Street



EIGHTH STREET

NINTH STREET

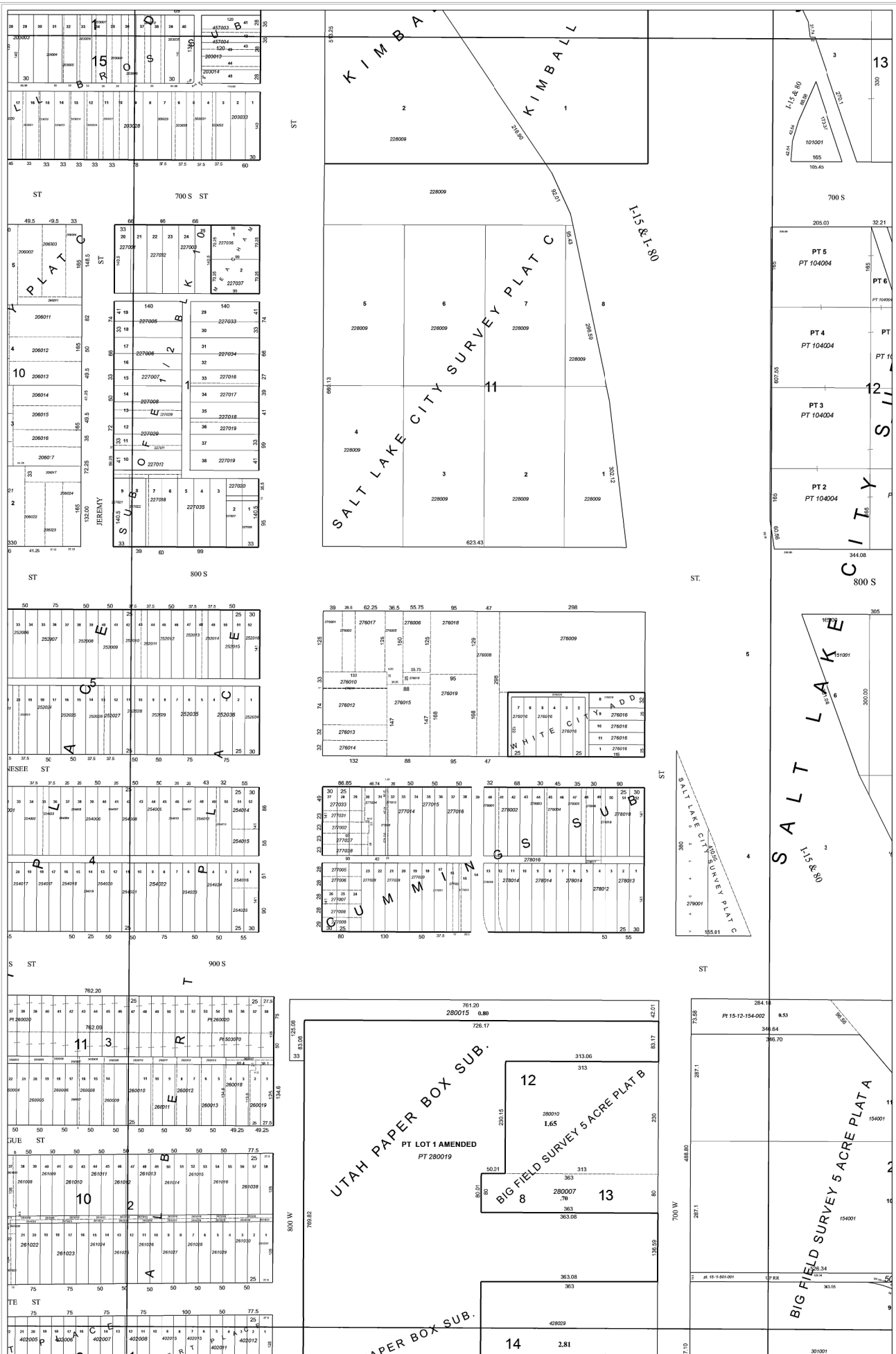
TENTH STREET

EIGHTH STREET

NINTH STREET

TENTH STREET

S. E. Cor. Block 3



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

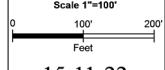


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E 1/2 NE 1/4 Sec 11 T1S R1W
 SALT LAKE COUNTY, UTAH

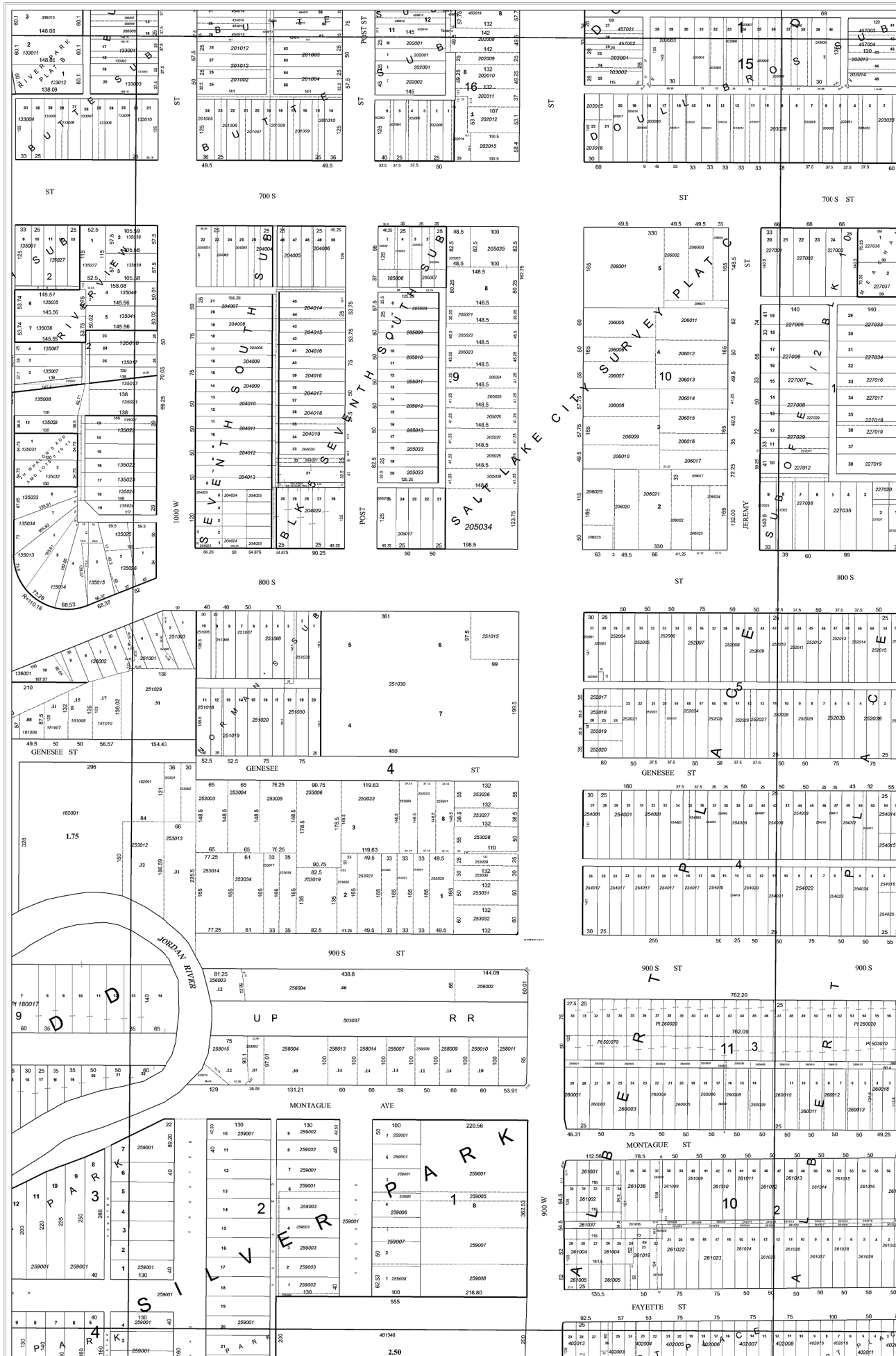
11/18/2016



15-11-22

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Area Section Page



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W 1/2 NE 1/4 Sec 11 T1S R1W
 SALT LAKE COUNTY, UTAH

6/17/2015

Scale 1"=100'
 100' Feet
 200'

1	2	3	4	5	6	7	8	9	10	11	12
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49	50	51	52	53	54	55	56	57	58	59	60

Area Section Page

15-11-21

ATTACHMENT C: Site Photographs



Lot viewed from its southeast edge



Lot viewed from its northeast edge

ATTACHMENT D: Application Materials

Variance Submittal Requirements:

1. Project Description. It's proposed that the legal, buildable lot of 802 W. Fayette Ave. created Jun 9, 1890 be approved for the site of one small home that is built to match the character of the surrounding homes and its associated variances be granted.

2.a. Proposed construction. It's proposed the home be built to blend with the architecture of the neighborhood. It would be stick frame on cement slab with cement board exterior. It unfortunately wouldn't meet the recommended lot width, minimum lot area, minimum side-yard, and minimum driveway & parking distance (to abutting property line) requirements of the current R-1/5000 zone.

2.b. The zoning ordinances which prevent this proposal from meeting the zoning requirements include:

- 1) 21A.24.070:C which outlines the minimum front lot width of 50' exist in the R-1/5000. It's proposed the existing front lot width of 27.5' be allowed and the lot offered 22.5' variance relief.
- 2) 21A.24.070:C which outlines the minimum lot area be 5,000 sqft. It's proposed the existing lot area of 3,650sqft be allowed 1,350sqft variance relief.
- 3) 21A.24.070:E.2 which outlines the corner side yard should be 10'. It's proposed the home's 5.5' corner side yard distance to the property line be allowed 4.5' of variance relief.
- 3) 21A.44.020: F.7.a(2) outlines that driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines, and five feet (5') from public utility infrastructure. It's proposed that the home's rear parking and driveway that is 3.2' from the north property line be allowed 2.8' of variance relief. It's proposed that the rear parking pad located 3.8' from the west property line be granted 2.2' of variance relief. It's proposed that the driveway on the east side that enters from the street corner property line be allowed 20' of variance relief. It's proposed that the parking pad located 3.6' from the east edge of the street corner property line be allowed 18.4' of variance relief. It is proposed that the south side of the driveway before the driveway cut-in 2.4' from the Google Fiber box (public infrastructure) to the south be allowed 2.6' of variance relief; if more variance is needed for the cut-in to the curb, then such may need 5' of variance relief.

2.c. Special circumstances exist for the subject property prevent it from meeting current zoning requirements. These reasons include:

Narrow lot. It's special for being one of a few vacant, infill lots that dates back to June 9, 1890 and the last remaining legal, vacant lots on the block's street. At the time of the lot's creation, no zoning laws existed related to lot width and such weren't adopted by Salt Lake City until post-1927. Today's lot width requirements prohibit building on new lots less than 50' in the R-1/5000 zone, which prohibits the desired building until a variance of 22.5' is granted, being just 27.5' wide. Legal, vacant lots on which an owner has a right to build are often grandfathered in (still allowed the right to build) when zoning changes, especially in cases where new zoning laws simply modify an existing intended use (i.e., residential property remains residential, but for newly created lots, new standards apply). This lot is special in that it will require a variance in order for the lot to be used in the way current zoning intends it to be use (residential homes).

Narrow lot's affect on the side yard. Because of past experience placing this same home on 151 W. Paxton, it became apparent that the International Fire Code Section 202 requests a 4' walkway + space to get a hand ladder up on the home in case of fire at approx a 70' angle between a property line and the eve of the home. For this reason, 5.5' was included for the safety of first responders; this affects the corner side yard distance variance requested since it creates a 5.5'side-yard adjacent to the corner-lot property line needing variance relief of 4.5'.

Narrow lot's affect on parking. The current ordinance requires two off-street parking places that meet a minimum size of approx 8'6" for a new single-family homes depending on the parking angle. Additionally, zoning requires parking not be in front of the home. Space to the side of the home is inadequate for required parking. The back of the lot is the only space available for such parking. Federal/US rules allow for a vehicle's width to extend to 8'6"; therefore two 9'0" spaces were designed for the space allowing 6" to potentially open a door of some wide vehicles. The variance will be needed to place the driveway 3.2' from the north property line given the spacing between the lot line and the public infrastructure (in-ground Google fiber box) is located 23'8" from the said property line.

2.d. The literal enforcement of the Zoning Laws causes an unreasonable hardship that is not necessary in carrying out the general purpose of this Zoning Ordinance (promote health, safety, morals, convenience, order, prosperity & welfare of present & future inhabitants). This occurs in several ways including:

Due to the narrowness of the lot, the only way to allow a home to be built would be to grant the requested variances. Without the requested variances, it would be an unreasonable hardship in that a livable home would not be able to be constructed in a reasonable manner.

Each lot owner on the street has been allowed to build a reasonably sized home on their lots. Without the necessary variances, it would be an unreasonable hardship to deny this basic right which the city has intended for all to enjoy under the intended "Residential" use.

2e Special circumstances exist on the subject property that aren't generally applicable to other properties in the same zoning district. For guidance in determining if special circumstances exist, the Salt Lake City Variance Code 21A.18.060:D can be referenced which outlines:

1. The special circumstances relate to the alleged hardship; and
2. The special circumstances deprive the property of privileges granted to other properties in the same zoning district (Ord. 8-12, 2012).

In the case of 802 W. Fayette Ave., the special circumstances (narrow lot) relate to the alleged hardship (inability to build a home on such a narrow lot) and such a narrow lot would deprive the owner from building a reasonable home like other properties on the same street and in the surrounding neighborhood.

2f This variance is essential to the enjoyment of a property right possessed by others in the same zoning district. The granting of the requested variances are essential to the owner to build a reasonable home on this vacant lot. Building such a home is a substantial property right enjoyed by others in this residential neighborhood and on the street. This variance would bring this lot the same property rights enjoyed by others in the neighborhood.

2g This variance supports the general zoning plan and is in the public's best interest. It will also not substantially affect the general plan of the City and will not be contrary to the public interest. In fact, without this variance, the Property would be mostly undevelopable. To have a residence built on the home site would result in an improvement to the neighborhood, bringing continued positive energy to an area needing revitalization. It is in the public's interest to have homes built on lots like this rather than leaving them to become weed-filled dumping grounds. Much work is being done in SLC to bring additional homes to its existing neighborhoods. Building this home is in harmony with the goals of revitalizing the City.

2h Allowing this variance is in the spirit of the SLC Master Plan and Zoning Ordinance. Allowing the single-family home on this lot, although more narrow than other lots, would provide substantial justice and allow a substantial property right (building a home on vacant lot) to be enjoyed by the owner. Specifically regarding the master plan, the goals of the "Westside Master Plan" detail a vision to "Promote reinvestment and redevelopment in the Westside community through changes in land use" as well as "Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired." Allowing this variance and the building of this home is clearly in harmony with the stated vision of the master plan. Specifically regarding the R-1/5000 Zoning Ordinance, it's purpose is to provide housing stock for conventional single-family residential neighborhoods. Two other zones are part of the "R-1" zone (R-1/7000 & R-1/12000 respectively providing single-family homes on 7,000 & 12,000sqft lots). The R-1/5000 zone is designed to provide the smallest lots available to home owners in the R-1 zone. Building a reasonable, single-family home on this lot is in harmony with the original intent of creating this R-1/5000 residential zone.

2i Any other information deemed necessary by the Zoning Administrator can be provided upon request.

**CASE# PLNZAD2017-00394
Administrative Interpretation
DECISION AND FINDINGS**



REQUEST:

This is a request for an administrative interpretation regarding whether the property located at approximately 802 W. Fayette Ave. (tax ID#15-11-261-031) is a legal complying lot in accordance with the Salt Lake City zoning laws. The purpose of the request is to determine if a single-family dwelling can be constructed on the property.

DECISION:

The Zoning Administrator finds that the subject property located at approximately 802 W. Fayette Ave. (tax ID#15-11-261-031) is recognized by Salt Lake City as a legal complying lot and therefore a single family detached dwelling could be constructed subject to all applicable zoning regulations.

FINDINGS:

The subject property is currently located in the R-1/5000 (Single Family Residential) zoning district, and has a total lot area of approximately 3,646 square feet (0.08 acres). The property has frontage on Fayette Avenue as well as 800 West. The property has a lot width of 30 feet along Fayette Avenue and approximately 131 feet along 800 West. The R-1/5000 zone requires a minimum lot area of 5,000 square feet for a detached single family dwelling and a lot width of 50 feet. The subject property does not comply with the minimum lot area requirement of the R-1/5000 zoning district.

Section 21A.38.060 of the Salt Lake City Zoning Ordinance states the following regarding noncomplying lots:

"A lot that is noncomplying as to lot area or lot frontage that was in legal existence on the effective date of any amendment to this title that makes the existing lot noncomplying shall be considered a legal complying lot and is subject to the regulations of this title. Any noncomplying lot not approved by the city that was created prior to January 13, 1950, may be approved as a legal noncomplying lot subject to the lot meeting minimum zoning requirements at the time the lot was created and documented through an updated zoning certificate for the property."

The subject parcel was created June 9, 1890 as Lot 1, Block 2 of the Albert Place Subdivision. The property has increased in size after the adjacent alley was vacated on May 10, 1951 by Salt Lake City. This made the lot more conforming but it still does not meet the minimum lot size. Zoning regulations were first adopted by Salt Lake City in 1927 meaning at the time of its creation there were no city regulations related to lot width or lot size.

Documents obtained from the Salt Lake County Recorder's Office indicate that the property was deeded to Salt Lake County on May 24, 1928. The property has remained in the same ownership since that time. After researching county documents, no evidence was found that would indicate the subject property was ever combined with another parcel or any other significant changes except as discussed earlier.

APPEAL PROCESS:


An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed

within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slegov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.

NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

Dated this 19th day of June, 2017 in Salt Lake City, Utah.



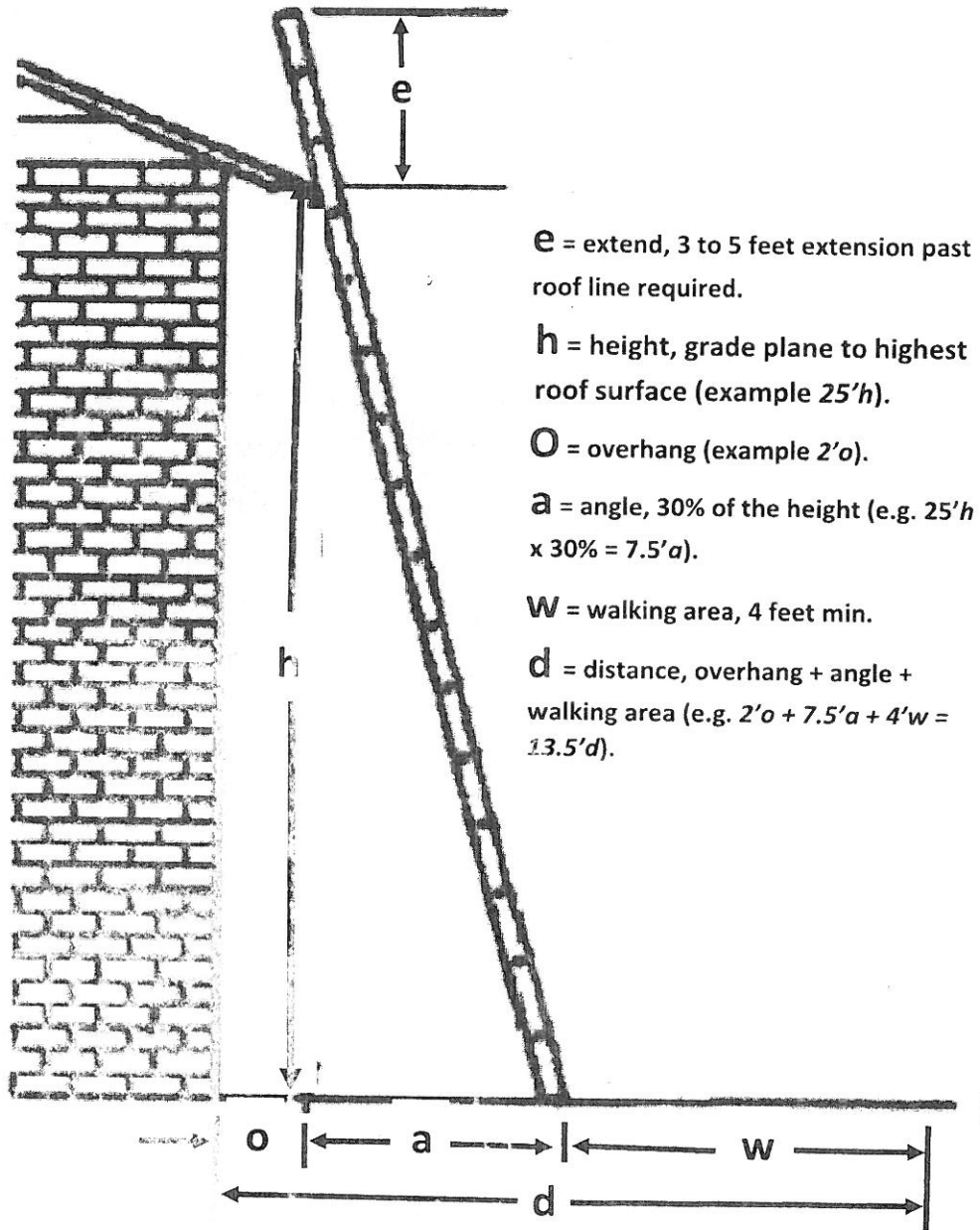
John Anderson
Senior Planner

CC: Nick Norris, Planning Director
Greg Mikolash, Development Review Supervisor
Applicable Recognized Organization
Posted to Web
File

Attachments: Plat for the Albert's Place Subdivision
1928 Auditor's Tax Deed



Example of a 25 feet tall structure required hand-ladder access.



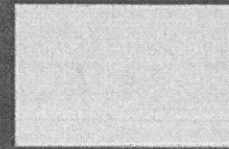
IFC Section 202: APPROVED, / acceptable to the fire code official.

In this example of a 25' tall structure 13.5' of access minimum would be required to any property line or physical obstruction measured from face of structure, in order to have "approved" hand-ladder access.

Example "approved" hand-ladder access for structure under 30 feet in height.

DIRECT GLAZE

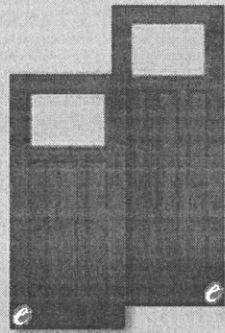
- Wider Viewing Area
- Easy to Clean
- No Screw Holes or Plugs
- Low-E Energy Efficient Glass



Clear Low-E (LE)

Craftsman

6'8", 7'0" and 8'0"
Doors and Sidelights



Craftsman 1-Lite

Door	2'10"	3'0"
DOC-866DG-LE	•	•
DOC8-866DG-LE	•	•



Craftsman Full View SL

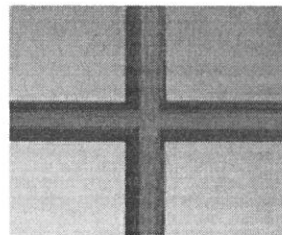
Sidelight	1'0"	1'2"
DOC-819DG-LE	•	•
DOC8-819DG-LE	•	•



Optional Shelf

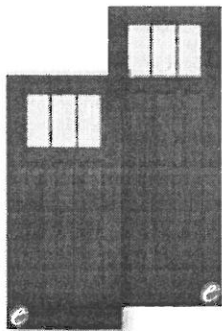
SIMULATED DIVIDED LITES – DIRECT GLAZE

Simulated
Divided Lites (SD)
Craftsman Style 1-1/8" Grille
Available in Stainable Oak Grain



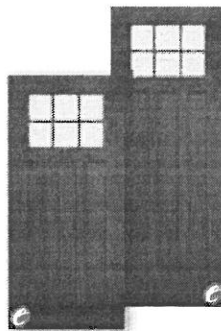
Low-E glass standard on all SD glass options

6'8" and 8'0" Clear Glass Doors and Sidelights



Craftsman 3-Lite

Door	2'10"	3'0"
DOC-866DG-SD3-LE	•	•
DOC8-866DG-SD3-LE	•	•



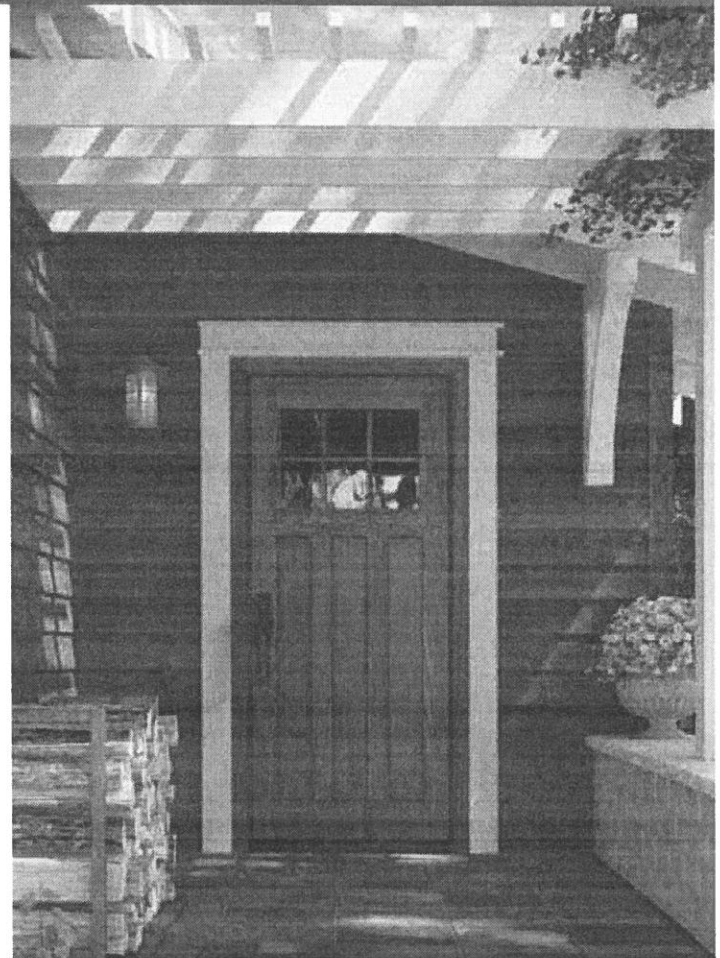
Craftsman 6-Lite

Door	2'10"	3'0"
DOC-866DG-SD6-LE	•	•
DOC8-866DG-SD6-LE	•	•



Craftsman 4-Lite SL
(5-Lite SL- 8'0")

Sidelight	1'0"	1'2"
DOC-819DG-SD4-LE	•	•
DOC8-819DG-SD5-LE	•	•



The Expert's Choice

LANDMARK® PRO

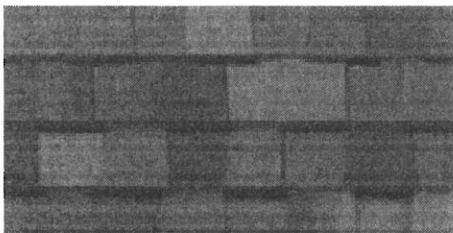
Architect 80

A refined union of vision and value, our PRO line leads its class in optimal performance and color.

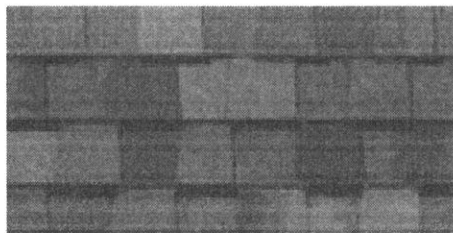
- Engineered to meet professional roofers' exacting specifications
- Available in a wide selection of eye-catching Max Def colors
- Outweighs standard laminates to provide greater protection from the elements



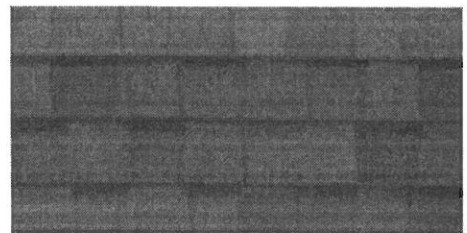
Landmark Pro, shown in
Max Def Weathered Wood



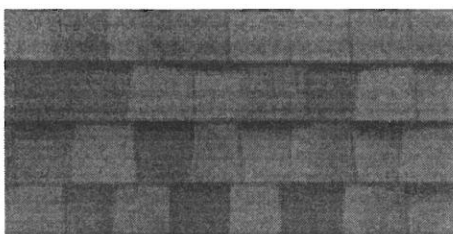
Max Def Georgetown Gray



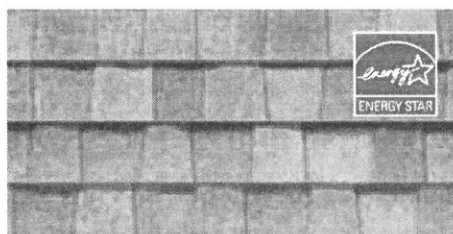
Max Def Granite Gray



Max Def Heather Blend



Max Def Weathered Wood



Silver Birch
CRRC Product ID 0668-0072

Specifications: LP® SmartSide® Lap Siding

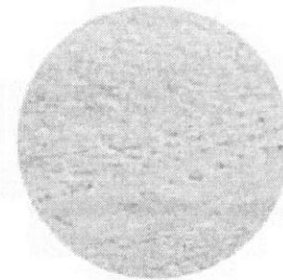
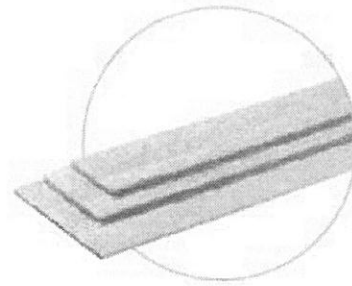
Cedar Texture Lap

The Bold Look Of Cedar Without Many Of The Worries

- One of the most durable lap siding options in the market today
- 16' length can result in faster installation and fewer seams
- Up to 33% fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option installs faster and more efficiently
- Treated engineered wood strand substrate
- APA-certified lap siding

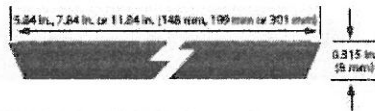
Also available in fiber substrate.

- CPA-certified lap siding
- Treated engineered wood fiber substrate

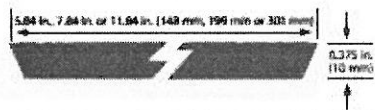


Cedar texture

38 Series Cedar Lap (strand)



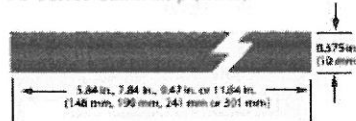
76 Series Cedar Lap (strand)



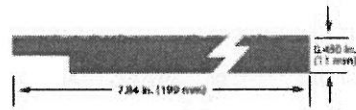
76 Series SmartLock Cedar Lap (strand)



76 Series Cedar Lap (fiber)



120 Series Self-Aligning Cedar Lap (fiber)



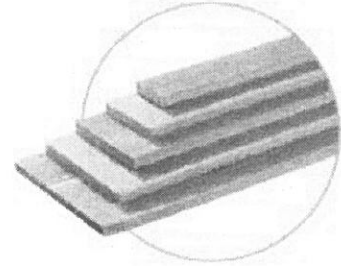
DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.315 in. (8 mm)	25796
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.315 in. (8 mm)	25797
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.315 in. (8 mm)	25799
76 Series Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25785
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25786
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25787
76 Series Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25922
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25923
	16ft. (192 in.)(4877 mm)	9.47 in. (241 mm)	0.375 in. (10 mm)	25924
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25925
76 Series SmartLock Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	30317
120 Series Self-Aligning Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.450 in. (11 mm)	25905

15 Fiber substrate products may have specific features and functional benefits. See LPSmartSide.com for product details.

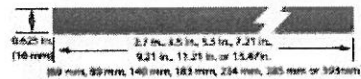
Reversible Trim

Two Great Looks In One

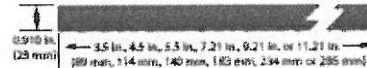
- The natural look of cedar on one side and smooth on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



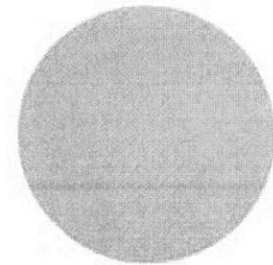
440 Series Reversible Trim (fiber)



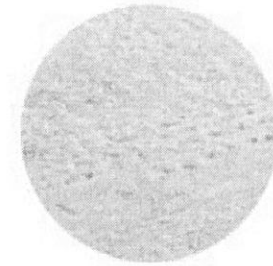
540 Series Reversible Trim (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951



Smooth finish



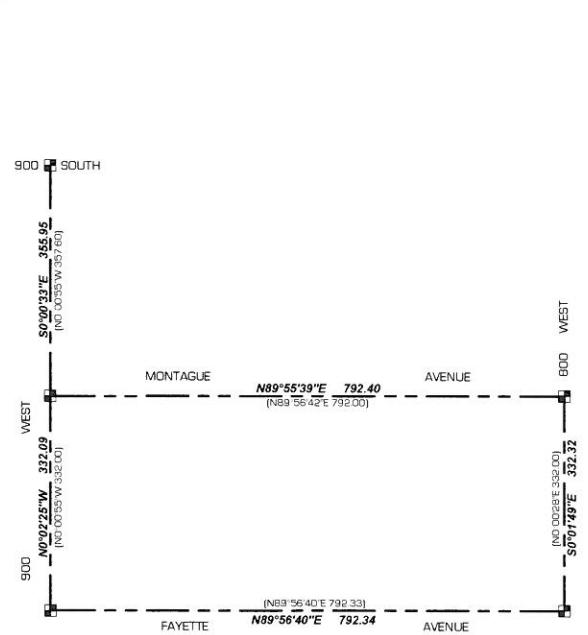
Cedar texture

*Special order item. Requires minimum quantity and extended lead times.
Metric units are rounded to the nearest millimeter.

ATTACHMENT E: Proposed Plans

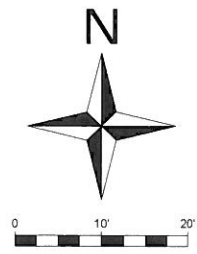
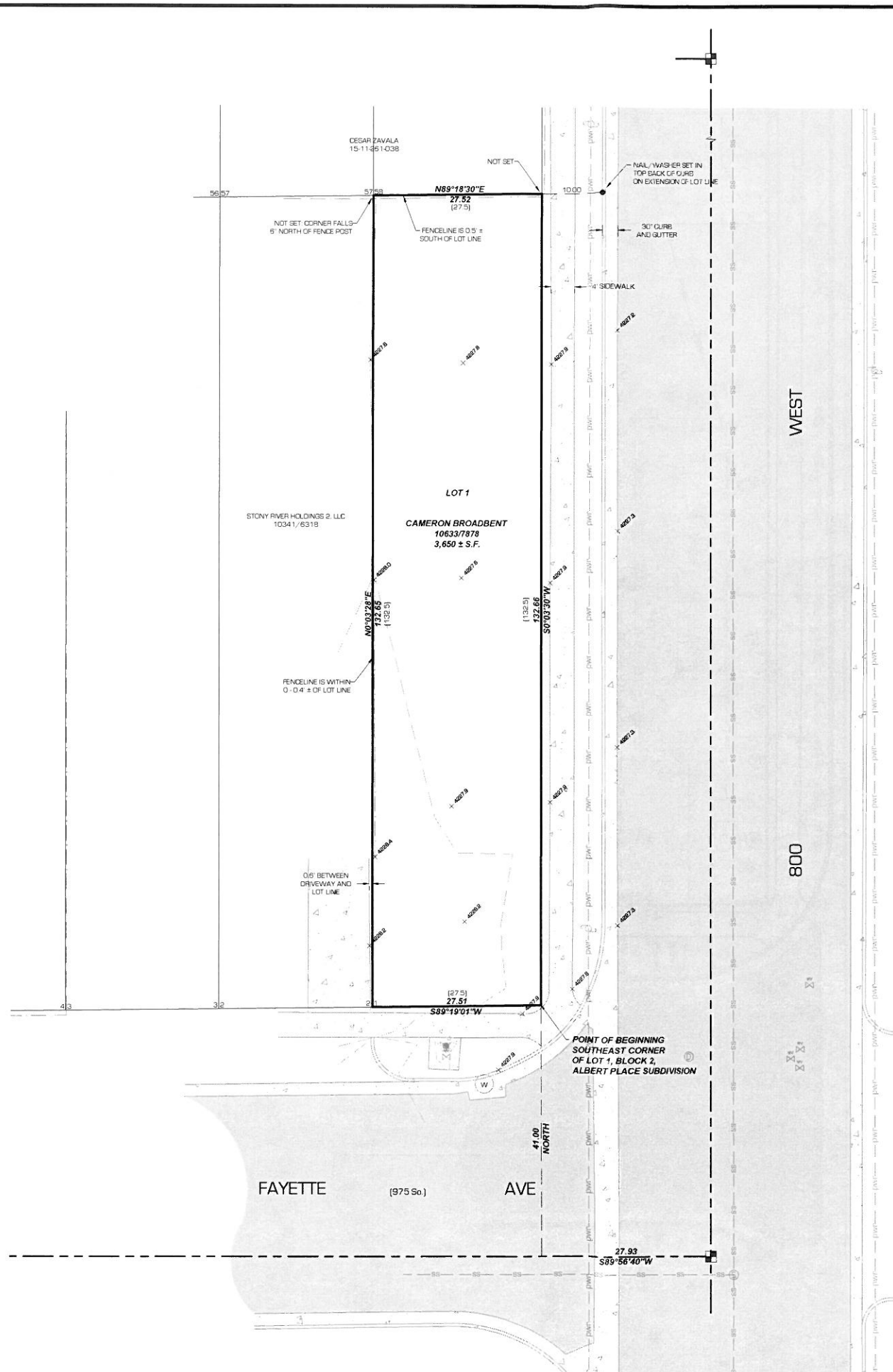


VICINITY MAP
N.T.S.



LEGEND

- EXISTING SEWER LINE
- EXISTING BURIED POWER LINE
- - - EXISTING FENCELINE
- 5440 EXISTING CONTOUR
- + 5440 EXISTING SPOT ELEVATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- ⊗ EXISTING FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING DRAIN MANHOLE
- ⊖ EXISTING WATER VALVE
- ⊗ EXISTING WATER MANHOLE
- ⊠ CENTERLINE MONUMENT (RING & LID)



- NOTES**
- The purpose of this Survey is to provide a Boundary & Topographical Survey and Certification for the parcel shown and described hereon.
 - The Basis of Bearing for this Survey is S89°56'40"W along the monument line of Fayette Avenue between ring & lid monuments found at 800 West and 900 West as shown and described hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) shown hereon is based on the NAVD88 (foot-equivalent) elevation of 4226.98 published by the Salt Lake County Surveyor's Office on the 3" flat brass monument (ring & lid) at the intersection of 900 South and 900 West, Salt Lake County Point #15112102.
 - #5 rebar & cap to be set at all boundary corners unless noted otherwise hereon.
 - This drawing, its design, and its invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning, or other land use restrictions. Unless noted otherwise, the location of any underground utilities, if shown hereon, is based on observed evidence. Additional utilities, including, but not limited to: gas, power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey. Blue Stakes of Utah (811, or 801 208-2100, or 800 662-4111) should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any proposed improvements.
 - The following documents were reviewed in the course of performing this Survey:
 - ALBERT PLACE Subdivision, Entry No. 24198, Book C Page 25, recorded 6/9/1890.
 - Salt Lake City Atlas Plat "C", Plat 1.
 - Salt Lake City Atlas, 5-acre Plat "B", Block 8.
 - Filed Survey prepared by Aldrich & Associates, dated 8/22/1991, No. 891-10-0552.
 - Filed Survey prepared by Salt Lake City, dated 11/28/1994, No. S94-11-0596.
 - Filed Survey prepared by Salt Lake City, dated 5/28/1996, No. S96-05-0300.
 - Filed Survey prepared by Salt Lake City, dated 7/28/1997, No. S97-07-0499.
 - Filed Survey prepared by Land Design Engineering, dated 6/3/2008, No. S2008-07-0650.
 - Filed Survey prepared by McNeil Engineering, dated 7/17/2017, No. S2017-08-0552.
 - Filed Survey prepared by Johanson Surveying, dated 12/15/2017, No. S2018-01-0090.
 - Boundary determination: Salt Lake County monuments referenced and described in the preceding Surveys were located and the Blocks were re-created using the record offsets from the monument lines. Record lot dimensions within said Blocks were pro-rated for their reestablishment. Record vs measured dimensions of said Lots did not vary more than 0.2'.

LEGAL DESCRIPTIONS

DEED 10633/7878
Lot 1, Block 2, ALBERT PLACE, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.
Together with 1/2 of the vacated alley abutting on the North.

SURVEY DESCRIPTION

All of Lot 1, Block 2, ALBERT PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located in the NE1/4 of Section 11, T1S, R1W, S.L.B. & M., more particularly described as follows:
Beginning at the southeast corner of Lot 1, Block 2, ALBERT PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located S89°56'40"W along the monument line 27.93 feet and North 41.00 feet from a ring & lid monument in the intersection of Fayette Avenue & 800 West; thence S89°19'01"W along the south line of said Block 27.51 (record: 27.5) feet to the southwest corner of said Lot; thence N0°03'28"E along the west line of said Lot 132.65 (record: 132.5) feet to the centerline of a 15.00 foot wide vacated alley; thence N89°18'30"E along said centerline 27.52 (record: 27.5) feet to the east line of said Block; thence S0°03'30"W along the Block line 132.66 (record: 132.5) feet to the point of beginning.
Contains: 3,650± s.f.

SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date _____

civilsolutionsgroup
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

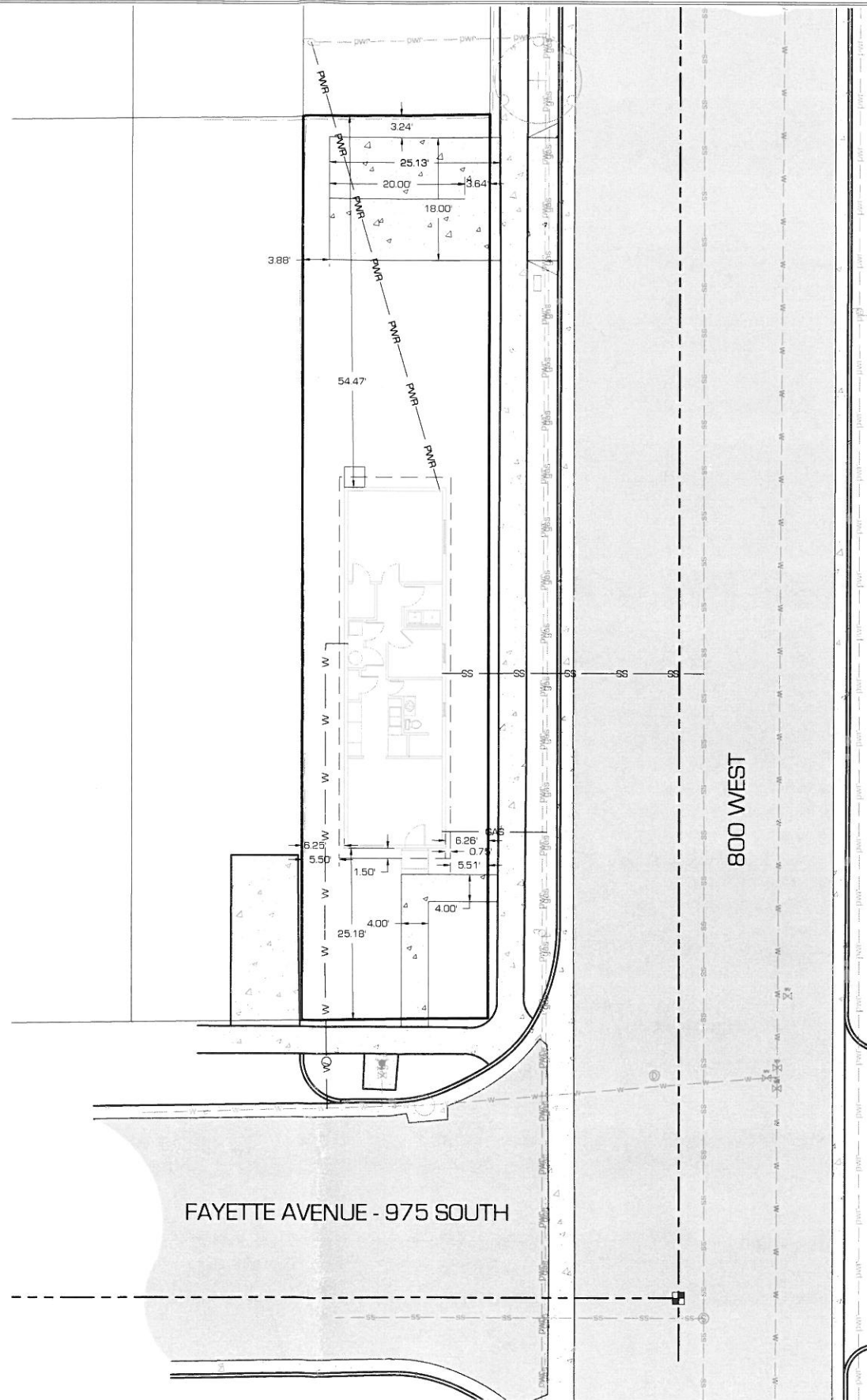
BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: NE1/4 OF SECTION 11 T1S, R1W, S.L.B. & M.
SALT LAKE CITY, UTAH
PROPERTY OF: CAMERON BROADBENT
PREPARED FOR: CAMERON BROADBENT

REVISION BLOCK NO.	DATE	DESCRIPTION

SCALE: 1" = 10'	DRAWN BY: C. LAW
DATE: 10/12/18	PROJECT #: 18-331
SHEET 1	

NEW HOME FOR
CAMERON BROADBENT



1 SHEET KEY NOTES:

1.

GENERAL NOTES:

1. IRRIGATION SHALL BE DRIP IRRIGATION, TWO ZONES, DESIGNED FOR XERISCAPE AS DETERMINED BY OWNER.
2. LIMIT OF DISTURBANCE TO NOT EXTEND BEYOND PROPERTY LINES AS DEPICTED ON THIS SHEET.
3. SURFACE DRAINAGE SHALL NOT DISCHARGE FROM THE IMPROVEMENT SITE AND MUST BE CONTAINED ON SITE, WITHIN THE LIMIT OF DISTURBANCE.
4. CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS.
5. PROTECT EXISTING DRIVE APPROACH, SIDEWALK, AND CURBS AND GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STANDARDS.
6. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.
7. REPAIR ALL STREET CUTS PER APWA 255 FOR ASPHALT AND 256 FOR CONCRETE.

FRONT YARD OPEN SPACE

Calculations:

1. FRONT YARD TOTAL AREA:	691 SF
2. FRONT YARD HARDSCAPE AREA:	131 SF
3. FRONT YARD GREEN SPACE AREA:	560 SF
4. FRONT YARD GREEN SPACE PERCENTAGE:	81%

LOT COVERAGE CALCULATIONS:

1. LOT TOTAL AREA:	9650 SF	(100%)
2. BUILDING FOOTPRINT:	795 SF	(22%)
3. HARDSCAPE AREA:	643 SF	(18%)
4. GREEN SPACE AREA:	2212 SF	(60%)

LEGEND

- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING UTILITY
- ROOF DRIP LINE
- PROPOSED UTILITY

BASIC DIMENSION PLAN

SCALE: 1" = 10'



Know what's below.
Call 811 before you dig.

DATE
DECEMBER 2018

OWNERS
CAMERON
BROADBENT

CONTRACTOR
OWNER BUILD

SCALE
1" = 10' (eng)
3/8" = 1' (arch)

CAMERON BROADBENT
BASIC DIMENSION PLAN
802 W FAYETTE AVE.
SALT LAKE CITY, UT

SHEET NO.

C

3

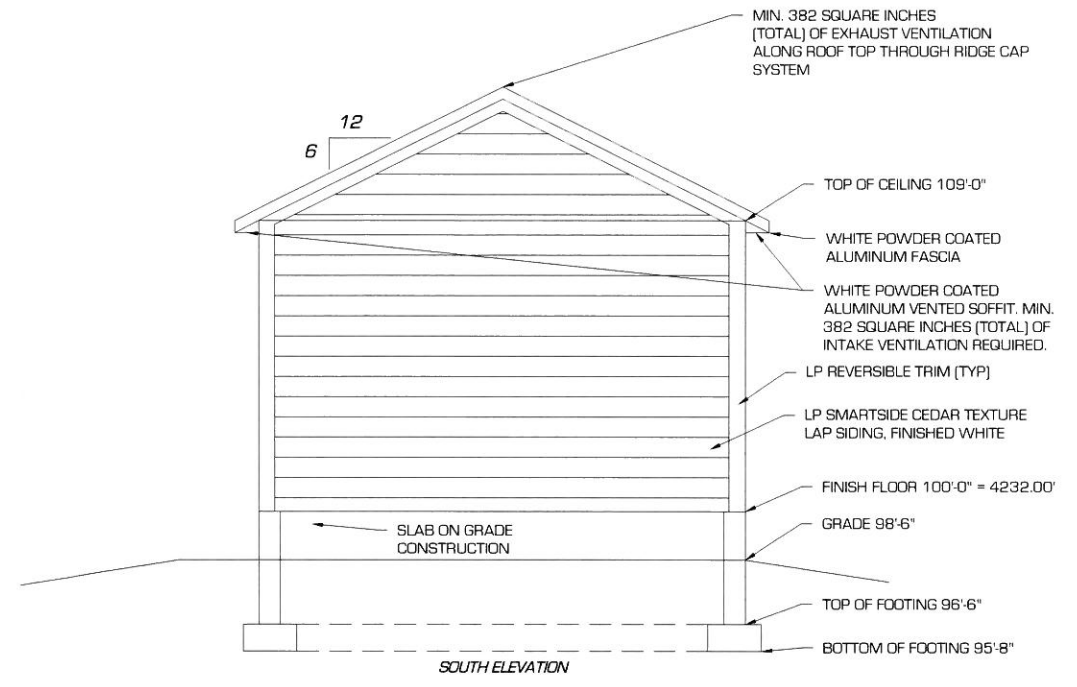
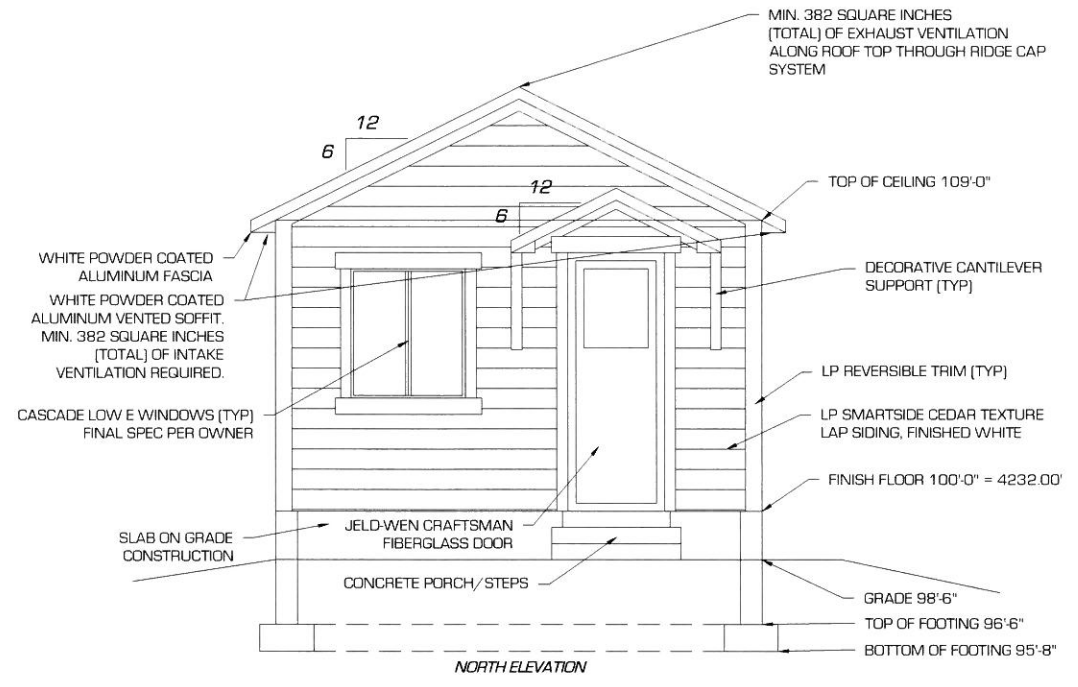
NEW HOME FOR
CAMERON BROADBENT

DATE
DECEMBER 2018

OWNERS
CAMERON
BROADBENT

CONTRACTOR
OWNER BUILD

SCALE
1" = 10' (eng)
3/8" = 1' (arch)



ELEVATIONS

SCALE: 3/8" = 1'-0"

** ALL INFORMATION AND DETAILS SHOWN ON THIS PLAN SHALL BE SUPERSEDED BY THE STRUCTURAL DETAILS IN THE STRUCTURAL PLANS DATED MAY 1, 2018

CAMERON BROADBENT
ELEVATIONS N / S
802 W FAYETTE AVE.
AND
804 W GENESEE AVE.
SALT LAKE CITY, UT

SHEET NO.

A

3

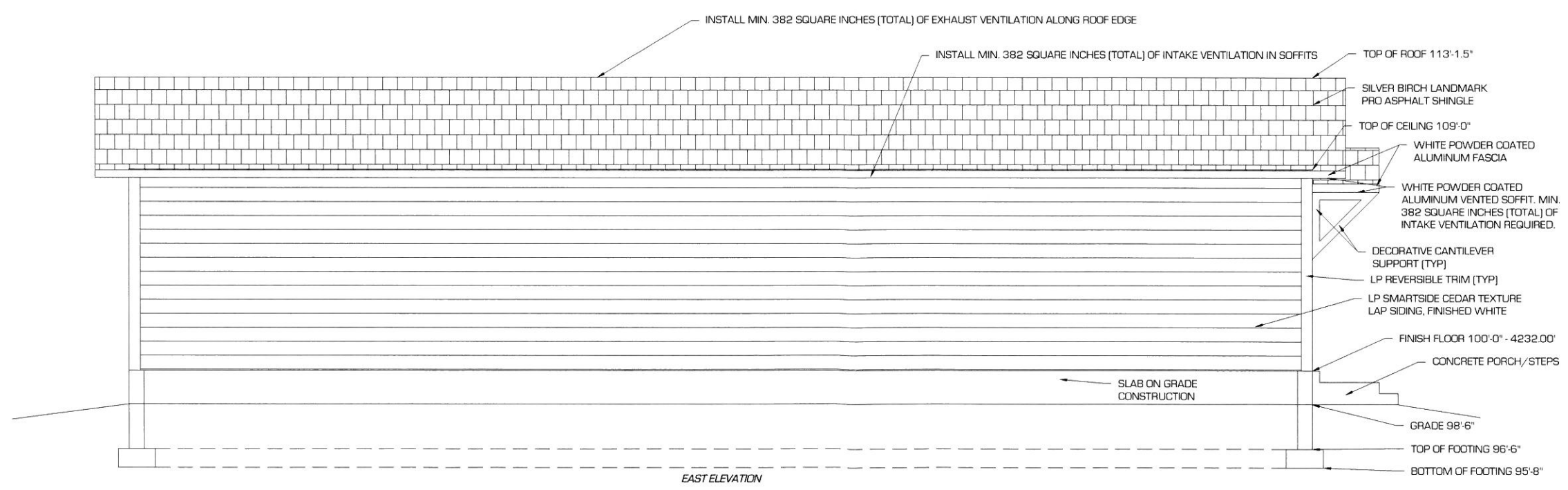
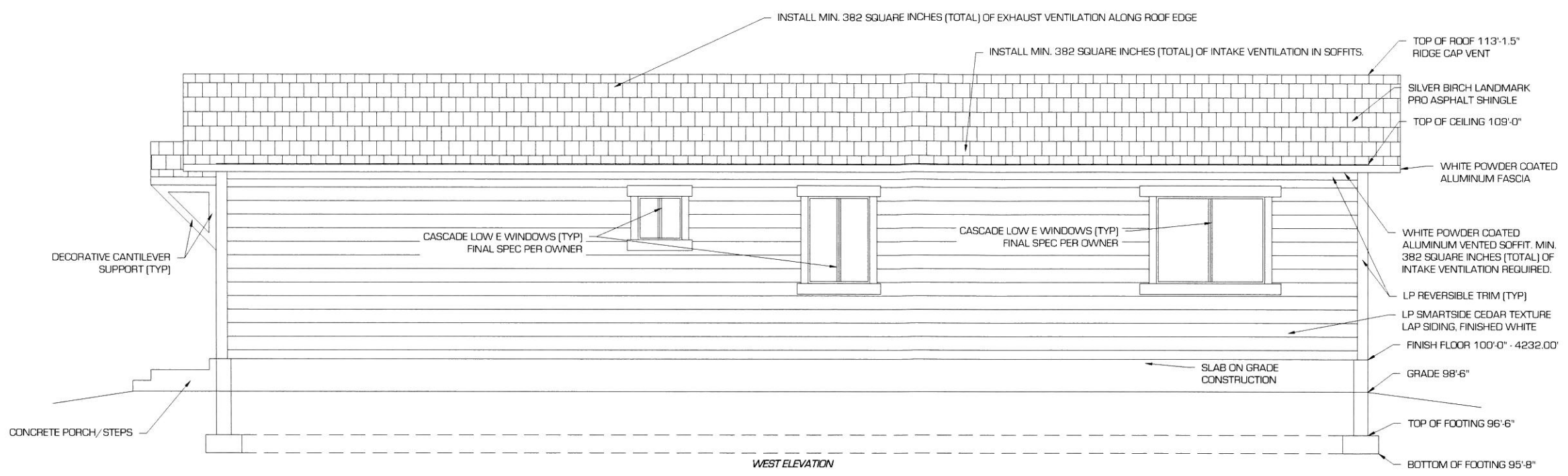
NEW HOME FOR
CAMERON BROADBENT

DATE
DECEMBER 2018

OWNERS
CAMERON
BROADBENT

CONTRACTOR
OWNER BUILD

SCALE
1" = 10' (eng)
3/8" = 1' (arch)



ELEVATIONS

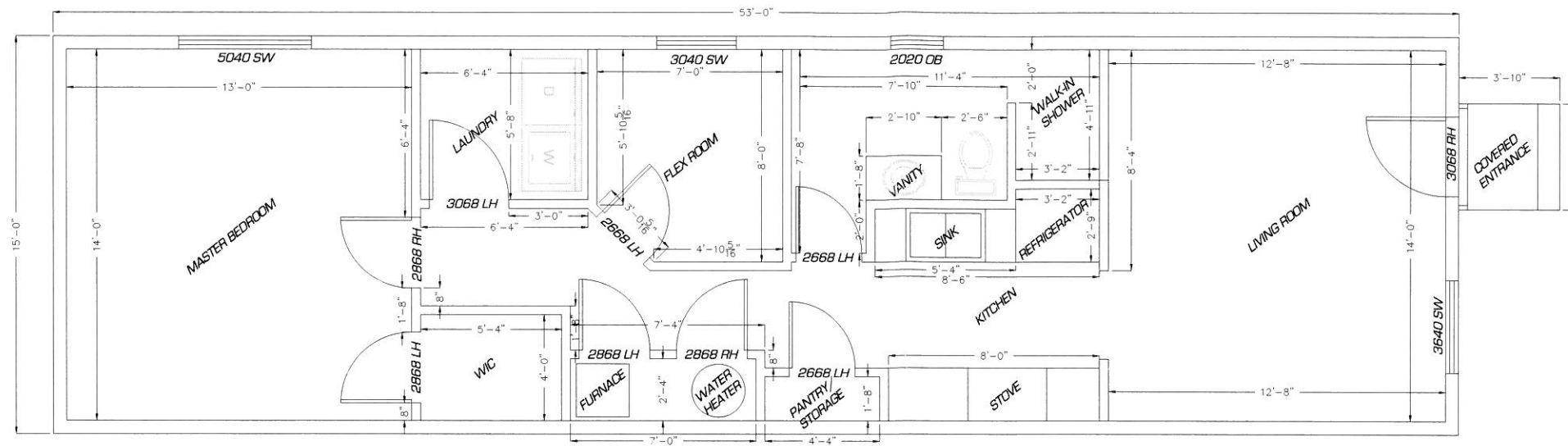
SCALE: 3/8" = 1'-0"

**ALL INFORMATION AND DETAILS SHOWN ON THIS PLAN SHALL BE SUPERSEDED BY THE STRUCTURAL DETAILS IN THE STRUCTURAL PLANS DATED MAY 1, 2018

CAMERON BROADBENT
ELEVATIONS E / W
802 W FAYETTE AVE.
AND
804 W GENESEE AVE.
SALT LAKE CITY, UT

SHEET NO.
A
4

NEW HOME FOR
CAMERON BROADBENT



- GENERAL NOTES:
1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
 3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
 4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE L/480 OR BETTER, IF APPLICABLE.
 5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
 6. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC & 2015 IECC.
 7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
 8. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED BREAKERS.
 9. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
 10. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
 11. SEE FOUNDATION PLAN FOR LOCATIONS OF FOUNDATION STRAPS.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.
 13. CONTRACTOR SHALL PROVIDE ENGINEERED FIRE SPRINKLER PLANS FOR APPROVAL BY FIRE AUTHORITY AND ENGINEERING.

DATE
DECEMBER 2018

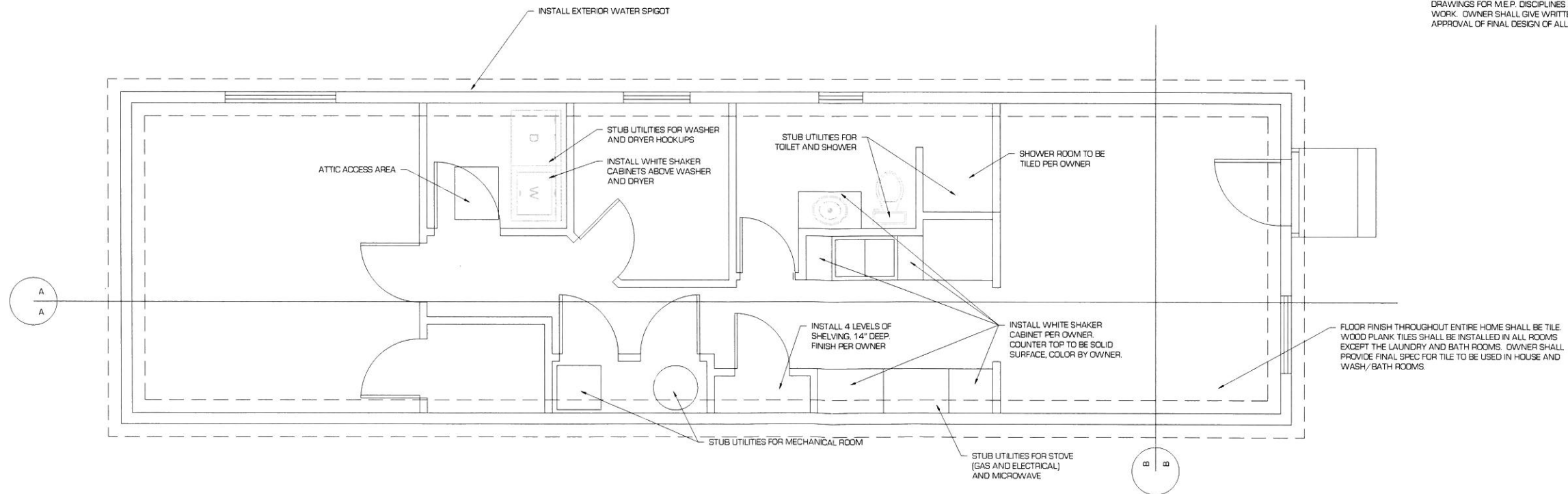
OWNERS
CAMERON
BROADBENT

CONTRACTOR
OWNER BUILD

SCALE
1" = 10' (eng)
3/8" = 1' (arch)

SCHEDULE OF FINAL INTERIOR AND EXTERIOR FINISHES (PAINT, TEXTURE, MOLDINGS, FIXTURES, ETC.) SHALL BE PER OWNER.

UTILITY GENERAL NOTES:
CONTRACTOR SHALL PROVIDE OWNER WITH FINAL SHOP DRAWINGS FOR M.E.P. DISCIPLINES BEFORE BEGINNING WORK. OWNER SHALL GIVE WRITTEN NOTICE OF APPROVAL OF FINAL DESIGN OF ALL M.E.P. WORK.



FLOOR PLAN

SCALE: 3/8" = 1'-0"

**ALL INFORMATION AND DETAILS SHOWN ON THIS PLAN SHALL BE SUPERSEDED BY THE STRUCTURAL DETAILS IN THE STRUCTURAL PLANS DATED MAY 1, 2018

CAMERON BROADBENT
FLOOR PLAN
802 W FAYETTE AVE.
AND
804 W GENESEE AVE.
SALT LAKE CITY, UT

SHEET NO.

A

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ATTACHMENT F: Analysis of Standards - Variance

21A.18.050 Prohibited Variances: Subject to the prohibitions set forth in section [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:

Standard	Finding	Rationale
A. It is not intended as a temporary measure only;	Complies	The proposed home would be constructed as a permanent structure.
B. It is not greater than the minimum variation necessary to relieve the unnecessary hardship demonstrated by the applicant; or	Complies with conditions	The reduction of the corner side yard setback from 10 feet to 8.5 feet would allow sufficient space for a single-family dwelling on the property with functional interior space. Given that narrow width, it is Staff's opinion that the requested variation is no greater than necessary to relieve the hardship caused by the lot width.
C. It does not authorize uses not allowed by law (i.e., a "use variance").	Complies	Single-family dwelling is a permitted use in the R-1/5,000 zoning district.

21A.18.060: Standards for Variances: Subject to the prohibitions set forth in section [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:

Standard	Finding	Rationale
A. General Standards		
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	The subject property is 27.5 feet in width, which is considerably less than the 50 foot required for lots created under the R-1/5,000 zoning district regulations. Literal enforcement of this title would impose a corner side yard setback requirement that is based on a lot 22.5 feet wider than the subject property. The proposed corner side yard setback encroachment would allow sufficient width for a single-family dwelling, while still providing enough space along the east side of the structure to satisfy the corner side yard purpose.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;	Complies	The special circumstance is that the subject property is not as wide as standard lots in the R-1/5,000 zoning district. This results in a standard that requires a larger percentage of the subject lot to be dedicated to required yard space. The strict compliance with the requirement would reduce the width of the structure and create design challenges for a functional structure, which other properties within the zoning district would not normally have.

<p>3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;</p>	<p>Complies</p>	<p>The minimum lot width standard in the R-1/5,000 zoning district for single-family dwelling is 50 feet. Taking into account the 4 feet and 10 feet required side yard setbacks, a standard lot in the R-1/5,000 district would have a buildable width of 36 feet or 72% of the lot width. If the required side yard setbacks are met, the buildable width of the subject property is 13.5 feet or 49% of the lot width. Allowing the relief for the corner side yard setbacks would provide a buildable width of 15 feet, which is 54% of the lot width. The proposed reduction to the corner side yard setback would alleviate the problem of having less than half of the lot width buildable and protect a substantial property right possessed by others in the R-1/5,000 zoning district.</p>
<p>4. The variance will not substantially affect the general plan of the city and will not be contrary to the public interest; and</p>	<p>Complies</p>	<p>The subject property is located in the Westside planning area. The Westside Master Plan and other citywide guiding documents emphasize the importance of developing housing to meet the needs of a growing populace. Granting the setback variance would allow a new home to be built in a vacant parcel within an existing neighborhood, which complies with policies in the Westside Master Plan. The development of the property would also remove a recurrent problem of weeds on the vacant property, which would not be contrary to the public interest.</p>
<p>5. The spirit of this title is observed and substantial justice done.</p>	<p>Complies</p>	<p>The zoning ordinance requires corner side yard setbacks in order to provide adequate sight distance for traffic at intersecting streets and to ensure compatible streetscapes along a block face. The proposed development provides the required sight distance triangle and does not impact dramatically the streetscape, given that there is no defined development pattern on that block face. Thus, the spirit of the zoning ordinance is observed and substantial justice would be done.</p>
<p>B. In determining whether or not enforcement of this title would cause unreasonable hardship under subsection A of this section, the appeals hearing officer may not find an unreasonable hardship unless:</p>		
<p>1. The alleged hardship is related to the size, shape or topography of the property for which the variance is sought.</p>	<p>Complies</p>	<p>The hardship is related to the narrow shape of the parcel. The minimum width of a parcel with a single family dwelling in the R-1/5,000 zoning district is 50 feet while the subject parcel only measures 27.5 feet in width.</p>
<p>2. The alleged hardship comes from</p>	<p>Complies</p>	<p>The subdivision plat that created the subject property was done prior to the existence of</p>

<p>circumstances peculiar to the property, not from conditions that are general to the neighborhood.</p>		<p>Salt Lake City zoning laws. The neighboring lots originally had similar dimensions as the subject lot, but after being combined into larger parcels, are now conforming to today's zoning lot width standards. The subject property is an outlier in that it was never combined with another parcel and has become too narrow for development under today's standards.</p>
<p>C. Self-Imposed Or Economic Hardship: In determining whether or not enforcement of this title would cause unreasonable hardship under subsection A of this section, the Appeals Hearing Officer may not find an unreasonable hardship if the hardship is self-imposed or economic.</p>		
<p>The hardship is not self-imposed or economic.</p>	<p>Complies</p>	<p>The purpose of the variance is to construct a home of a size sufficient to provide adequate living space. The hardship is related to the substandard width of the lot created prior to the adoption of zoning regulations. The hardship is not self-imposed or economic.</p>
<p>D. Special Circumstances: In determining whether or not there are special circumstances attached to the property under subsection A of this section, the Appeals Hearing Officer may find that special circumstances exist only if:</p>		
<p>1. The special circumstances relate to the alleged hardship; and</p>	<p>Complies</p>	<p>The special circumstance is that the property is not as wide as other properties in the area within the R-1/5,000 zoning district. This makes it difficult to develop the subject parcel in the same manner as other properties in the area.</p>
<p>2. The special circumstances deprive the property of privileges granted to other properties in the same zoning district.</p>	<p>Complies</p>	<p>Given the minimum side yard setbacks required in the R-1/5,000 zoning district, the subject property could not comply with both interior and corner side yard setbacks without impacting the interior functionality of the proposed single family dwelling. Consequently, privileges of a more expansive and functional design would be denied to this property while being granted to other properties in the same zoning district.</p>

ATTACHMENT G: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on February 7, 2019.
- Public hearing notice posted on City and State websites on February 7, 2019.
- Sign posted on the property on February 11, 2019.

Public Comments:

At the time of the publication of this staff report, no public comments have been received. Any comments received will be forwarded to the Appeals Hearing Officer.