

# MEMORANDUM

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Planning and Zoning Division  
Department of Community Development

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**TO:** Historic Landmark Commission Members

**FROM:** Joel Paterson, Planning Programs Supervisor

**CC:** George Shaw, Planning Director  
Cheri Coffey, Deputy Planning Director

**DATE:** May 31, 2007

**SUBJECT:** Case No. 470-06-34 – Proposed modification of a previously approved request for new construction of a single family home at 715 N. West Capitol Street

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## BACKGROUND

On October 4, and November 1, 2006, the Historic Landmark Commission considered a proposal by Mr. Wayne Harrier for the construction of a new single family home on a vacant lot at 715 N. West Capitol Street. After the applicant made the revisions recommended by the Historic Landmark Commission, the proposed project was approved on November 1, 2006 (see Attachment 2 – Historic Landmark Commission Memorandum, and Attachment 3 – Historic Landmark Commission Minutes, November 1, 2006).

Subsequently, a Certificate of Appropriateness was issued, building permits were granted and construction began on the home. During the excavation of the site, the applicant determined that the actual grade along the west edge of the home was approximately eight feet (8') below the elevation indicated on the approved building plans. After further review by the Building Services Division, it was determined that adjusting the building plans to accommodate the change in grade would result in a structure that exceeded the thirty-five foot (35') maximum building height limit in the RMF-35 Moderate Density Multi-family Residential District.

Mr. Harrier was forced to redesign the house and submitted revised plans to the Planning Division on May 15, 2007. The Planning Staff determined that the proposed modifications of the approved plans were significant and scheduled a public hearing to allow the Historic Landmark Commission the opportunity to review the latest proposal.

## **PROPOSED REVISIONS**

The revised house plans include the following modifications to the plans approved by the Historic Landmark Commission on November 1, 2006 (see Attachment 1 – Revised Site Plan and Elevations):

- The rear section of the home has been shifted about twenty feet (20') to the north.
- The ridge of the roof over the main portion of the house is at a consistent elevation and no longer steps-down on to the west.
- The deck on the west (rear) façade has been reduced in size and the door under the deck has been replaced by a window.
- The configuration of windows on the west (rear) façade has been revised.
- The width of the deck on the north (right) elevation has been narrowed to accommodate the step in the house.
- The east (front) elevations have been modified by the proposed shift of the rear portion of the building to the north. This creates a new element of the house that will be visible from West Capitol Street; however it is setback approximately fifty-five feet (55') from the east (front) face of the house.

The exterior materials have not changed from those approved earlier and will be extended to the new facades of the house. The revised plans have been reviewed by the Building Services Division to ensure that the house meets all Zoning Ordinance requirements.

## **RECOMMENDATION**

The Planning Staff recommends that the Historic Landmark Commission approve the revised plans for the house at 715 N. West Capitol Street subject to the following condition:

1. Approval of the final details of the design including the fenestration pattern of the proposed house shall be delegated to the Planning Staff based upon the direction given by the Historic Landmark Commission during the hearing.

Attachments:

1. Revised Site Plan and Elevations
2. October 26, 2006 Memorandum to HLC Members
3. Historic Landmark Commission Minutes, November 1, 2006

**ATTACHMENT 1**  
**REVISED SITE PLAN AND ELEVATIONS**

**ATTACHMENT 2**

**OCTOBER 26, 2006 MEMORANDUM  
TO HISTORIC LANDMARK COMMISSION  
MEMBERS**

**ATTACHMENT 3**

**HISTORIC LANDMARK COMMISSION MINUTES  
NOVEMBER 1, 2006**