

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Stevig Residence
New Construction – PLNHLC2012-00624
Special Exception for Height – PLNHLC2012-00696
268 West 600 North
December 6, 2012

Applicant: Dave Robinson of City Block

Staff: Maryann Pickering
(801) 535-7660
maryann.pickering@slc.gov

Tax ID: 08-36-202-016

Current Zone: SR-1A (Special Development Pattern Residential District)

Master Plan Designation: Low Density Residential 5-15 dwelling units per acre

Council District: District 3 – Stan Penfold

Lot Size: Approximately 4,500 square feet

Current Use: Vacant

Applicable Land Use Regulations:

- 21.34.020(F)(2)(a)
- 21.34.020(H)
- 21A.06.050(C)(8)
- 21A.52.030

Notification

- Notice mailed on November 21, 2012
- Sign posted on November 21, 2012
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 21, 2012

Attachments:

- A. Site Plan and Elevations
- B. Photographs
- C. Additional Applicant Materials

Request

A request by Dave Robinson of City Block for construction of a new single-family residence located at approximately 268 West 600 North. The subject property is located in a SR-1A (Special Development Pattern Residential District) and the Capitol Hill Historic District.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project does not meet the applicable ordinance standards including not being consistent with the scale and form and façade composition of other structures in the area and recommends that the Commission deny this request.

If the Commission finds that the proposal does meet the objectives of the ordinance standards, then staff recommends that the Commission approve the request subject to the following:

1. The project must meet all other applicable city requirements.
2. The approval will expire if a permit has not been taken out or an extension granted within 12 months of the date of approval.

Potential Motions

Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission deny the request to construct a new single-family dwelling with increased height at 268 West 600 North based on the findings listed in the staff report.

- or -

Not Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission approve the request to construct a new single family residence with increased height at 268 West 600 North based on the following findings (Commissioner then states findings to support the motion based on the following standards):

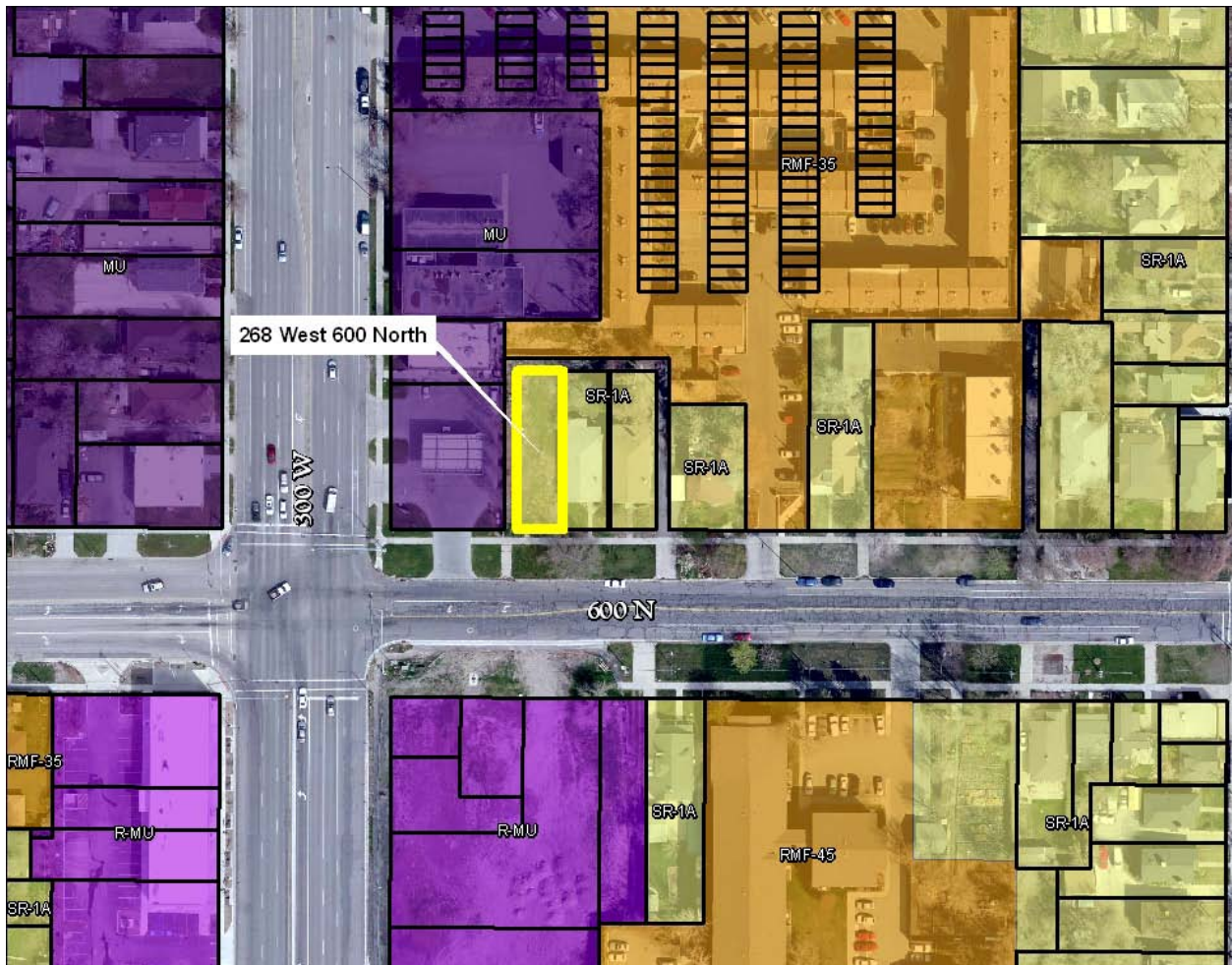
1. Scale and Form:
 - a. Height and Width
 - b. Proportion of Principal Façades
 - c. Roof Shape
 - d. Scale of a Structure

2. Composition of Principal Façades
 - a. Proportion of Openings
 - b. Rhythm of Solids to Voids in Façades
 - c. Rhythm of Entrance Porch and Other Projections
 - d. Relationship of Materials

3. Relationship to Street
 - a. Wall of Continuity
 - b. Rhythm of Spacing and Structures on Streets
 - c. Directional Expression of Principal Elevation
 - d. Streetscape and Pedestrian Improvements

4. Subdivision of Lots

VICINITY MAP



Background

Project Description

The proposed project is located within the Capitol Hill Historic District. The subject lot is a rectangular shaped lot that is approximately 36 feet wide by 127 feet deep for an approximate lot size of 4,500 square feet.

The proposed residence is two stories in height. Each level will have approximately 1,240 square feet of living area for a total of 2,480 square feet for the residence. The detached garage and proposed patios at the front and rear of the residence bring the building footprint size to approximately 1,797 square feet. The proposed residence, detached garage and patios meet the maximum lot coverage of 40%.

As part of this project, the applicant has also submitted for a special exception for height as the proposed building is approximately 28 feet above grade. The maximum allowed height in the

zoning district is 23 feet. A discussion of the special exception for the increased height is provided in this staff report.

This proposed design could be described as one including several elements of sustainability. The proposed roof and a majority of the siding of the house are a standing seam metal roof and wall panels. The applicant has stated that this type of material has been chosen as the metal roof will last longer than a typical asphalt shingle roof seen in this area. Along the sides where the standing seam metal panels are not proposed, a smooth cement plaster has been proposed. Painted steel balcony railings are proposed along the north and south elevations of the residence.

The detached garage is approximately 400 square feet and is located at the rear of the lot approximately one foot from the north and east property lines. A shed roof is proposed for the garage with the same standing metal seam roof as the residence. The four walls of the garage will be the same smooth cement plaster finish as the residence and a painted aluminum garage door is shown on the plans. Access to the garage is from an adjacent alley that is located along the west and north property lines. There is no driveway or vehicular access proposed on the subject lot from 600 North.

Project Details

Regulation	Zone Standard	Proposal
Use	One single-family residence per lot.	One residence is proposed.
Density/Lot Coverage	Maximum lot coverage is 40%.	The proposed residence, patios and detached garage consist of approximately 40% lot coverage.
Height	Maximum height for a pitched roof structure is 23 feet.	The proposed residence does not comply with the standard. The proposed height is 28 feet. However, a request for a special exception to increase the height has been submitted.
Front/Corner Yard Setback	Average of the other front yard setbacks along the same block.	The proposed residence appears to meet this standard.
Rear Yard Setback	25% of the lot depth with a minimum of 15 feet and a maximum of 30 feet.	The proposed residence meets this standard.
Side Yard Setback	For lots less than 47 feet wide, the total minimum side yard setbacks shall be equal to 30% of the lot width with one side being 4 feet and the other side being 30% of the lot width minus 4 feet rounded to the nearest whole number.	The lot is only 36 feet wide. The minimum total setbacks are 11 feet, with a minimum of four feet on one side and 7 feet on the other side. The proposed setbacks are 5 feet and 9 feet which comply with the minimum.
Minimum Lot Size and Lot Width	The minimum lot size is 5,000 square feet and the minimum width is 50 feet.	The subject lot does not meet either of these standards, but is a legal non-complying lot.

Required Parking	Two parking spaces are required.	Two parking spaces are provided in the detached garage.
Accessory Structure	Maximum of 480 square feet with a maximum of height of 14 feet for a pitched roof.	The proposed accessory structure is 400 square feet in size and meets the maximum height allowed.

Comments

Public Comments

There have been no comments received regarding the proposed project at the time of this writing.

City Comments

Comments have been received by various city divisions. However, there are no comments that cannot be adequately addressed if this application was approved.

Standards of Review

The standards of review for a certificate of appropriateness are set forth in Section 21A.34.020 of the Salt Lake City Zoning Ordinance. The standards are as follows:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration Of A Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alteration of noncontributing structure, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the City:

1. Scale and Form:

- a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Design Guidelines for Residential Historic Districts in Salt Lake City

Building Scale Standards

11.4 Construct a new building to reinforce a sense of human scale.

A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void ratio that is similar to that seen traditionally and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block.

Subdivide larger masses into smaller ‘modules’ that are similar in size to those buildings seen traditionally.

11.7 Build to heights that appear similar to those found historically in the district.

This is an important standard which should be met in all projects.

11.9 Design a new building to appear similar in width to that of nearby historic buildings.

If a building would be wider overall than structures seen historically, the façade should be divided into subordinate plans that are similar in width to those of the context.

Building Form Standards

11.11 Use building forms that are similar to those seen traditionally on the block.

Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block.

Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.

The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area.

This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Analysis: The proposed residence will be located along a block face where a majority of the historic structures remain. Most development in and around the area that is not historic is more recent multi-family building and might not be the best comparison for materials and building height as part of construction of a new single-family residence. To the immediate west of the proposed residence, there are three historic structures and one almost directly across the street.

The applicant is proposing a residence that may have some of the typical elements found on historic structures in the area, but overall, it is a much more modern style house. The only similar features to the other historic structures are the long rectangular shape of the residence, the pitched roof and the orientation of the primary structure to the street. Almost all other elements are not similar to other residences in the area and do not conform with a majority of the residential guidelines noted above.

The proposed residence lacks a sense of human scale and is not in scale with the other residences on the same block. The proposed front elevation is much taller than the existing residences and is quite imposing from the street with its two story porch element that has the standing metal seam sides enclosing it on two sides. This design is not in proportion to the other historic structures in the area. There is no similar type of historical porch in this area on a single-family residence.

The height is taller than most of the other single-family residences in the area. As part of this petition, the applicant has submitted an additional petition for an increase in height for the structure. The proposed increase is approximately five feet taller than what is allowed in the zoning district. A detailed discussion of the increased height will occur later in this staff report.

The large windows proposed on the front elevation of first and second story of the residences are larger than what was typically seen in the area and the solid to void ratio is not consistent with other residences in the area. The location of the door adjacent to the side of the residence is also not typical for the historic district. There appears to be no rhythm or spacing of the front elevation.

Finding: The scale and form of the proposed single-family residence is not compatible with other historic single-family residential structures in the area. While some elements of the proposed residence are compatible, a majority of the elements are not. Staff finds that the proposed single-family residence is out of scale and form for the historic district.

2. Composition of Principal Facades:

- a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

- b. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

*Design Guidelines for Residential Historic Districts in Salt Lake City
Building Details*

11.15 Use building materials that contribute to the traditional sense of scale of the block.

This will reinforce the sense of visual continuity in the district.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

11.17 Use building components that are similar in size and shape to those found historically along the street.

These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features.

Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

11.19 Contemporary interpretations of traditional details are encouraged.

New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.20 The imitation of older historic styles is discouraged.

One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the

architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

11.21 Windows with vertical emphasis are encouraged.

A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

Double-hung windows with traditional depth and trim are preferred in most districts.

11.23 Windows shall be simple in shape.

Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

Analysis: The proposed single-family residence is not compatible with other materials and some forms of existing historic structures in the area. A few of the proposed building forms are compatible with other residences in the area. However, the proposed design attempts to be a design of its own time, but goes too far. The few similarities with other historic structures in the area (rectangular shape of residence, roof type and orientation to the street) are not enough for the residence to fit into the context of the existing historic district. More compatible elements such as a delineated single-story front porch, windows that are double hung and framed to the scale of the area and less use of metal along the sides of the residence would be more appropriate. Staff has worked with the applicant to modify the design and minimal changes have been made. The two changes the applicant agreed to make was reducing the amount of metal panels on the side and slightly changing the material of the railing on the front and rear elevations.

The proposed design lacks elements that break up the design of any of the four elevations. The large expanses of metal panels along the sides make this design a virtual box with windows located behind the wall plane of the metal panels. Windows along the side of the residence that are placed in frames and have substantial sills would be an appropriate designation to break up the sides of the residence. The enclosed porches on the front and back elevation are difficult to see and would be better suited projecting out from the residence instead of being tucked under the large expanse of the standing seam metal roof.

Finding: The relationship of some materials and forms are not visually compatible with the historic materials and forms found in the neighborhood. The proposed residence attempts to be compatible with the large multi-residence projects in the area which are located in a different zoning classification. The project does not meet the intent of this standard.

3. Relationship to Street:

- a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form

continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

- b. Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Design Guidelines for Residential Historic Districts in Salt Lake City
Site Design Standards

11.1 Respect historic settlement patterns.

Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.2 Preserve the historic district's street plan.

Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail.

The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid

11.3 Orient the front of a primary structure to the street.

The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

13.16 Keep the side yard setbacks of a new structure or an addition similar to those seen traditionally in the subdistrict or block.

Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. In response, consider varying the setback and height of the structure along the side yard.

13.17 Orient the front of a primary structure to the street.

Define the entry with a porch or portico.

13.18 Design a new building to be similar in scale to those seen historically in the neighborhood.

In the Marmalade subdistrict, homes tended to be more modest, with heights ranging from one to two stories, while throughout Arsenal Hill larger, grander homes reached two-and-half to three stories. Front facades should appear similar in height to those seen historically on the block.

13.19 Design a new building with a primary form that is similar to those seen historically.

In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller, subordinate masses were then attached to this primary form. New buildings should continue this tradition.

13.20 Use building materials that are similar to those used historically.

Appropriate primary building materials include brick, stucco and painted wood.

Analysis: The proposed single-family residence is located on the site similar to other single-family residences on the same block and it would contribute to the established wall of continuity along the block. The side yards will be narrow as this is a small lot and the setbacks will be similar to other side yards on similar sized lots. However, the Design Guidelines encourage a varied setback and height of the structure along the side lot line and this design does not attempt to make that variation.

The proposed residence does not contain a defined entry with a porch or portico at the street. The porch, as described previously, is a two-story porch element that is tucked under the roof of the residence and is not a distinguishing design element. As noted, the shape of the proposed residence is a basic rectangle with all the elements of the residence placed under the standing metal seam roof or metal panels. There are no variations or articulation to that basic box design.

Finding: The proposed project complies with the intent of these standards.

4. Subdivision of Lots:

The Planning Director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Analysis: This standard is not applicable as no subdivision amendments are proposed.

Finding: This application has no subdivision issues.

Special Exception for Height

The Historic Landmark Commission can review and approve or deny certain special exceptions for properties located within an H Historic Preservation Overlay District. The review and decision of the Historic Landmark Commission must conform to all the procedures and standards found in Chapter 21A.52. The general standards and considerations for special exceptions are found in 21A.52.060.

21A.52.060 – No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

- A. **Compliance With Zoning Ordinance And District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Analysis: The purpose of the SR-1A Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Finding: The proposed use of a single-family residence complies with the intended use of the zoning district. Along the block face where this property is located, there is a mix of uses and zoning classifications. The properties that are zoned SR-1A (the same as the subject property) for the most part contain historic single-family residences. The properties in the area with zoning classifications other than SR-1A contain non-historic structures and more recently constructed multi-family residences that have little or no historic context to them.

The requested height of approximately 28 feet of the proposed single-family residence is more compatible in terms of height with the newer multi-family residences rather than the older historic residences. Staff would estimate that the other single-family residences have an approximately maximum height of around 23 feet for the two-story properties and 20 feet from the single-story properties.

Along this same block face there are 11 properties. The property to the west is zoned MU and is the location of a current gasoline service station. Along the remainder of the block moving towards the east, there are only two properties that are not zoned as SR-1A. Both of these properties are zoned RMF-35 and are developed with multi-family

residential developments. Out of those two properties zoned RMF-35, only one is readily visible from 600 North. The other multi-family development is located approximately 140 feet back from 600 North and is difficult to see this development from the street.

Based on the similarly zoned parcels, staff believes that the requested height of 28 feet will not be in harmony with a majority of the other single-family residential properties along the same block face and would be out of character for the neighborhood.

- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Analysis: The proposed use and development will not diminish or impair the value of property in the neighborhood.

Finding: The lot is currently vacant. The addition of a single-family residence will not impair the value of property in the neighborhood. Staff finds that the project meets this standard.

- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Analysis: There will be no undue adverse impact on the surrounding area.

Finding: Staff finds that the project meets this standard.

- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Analysis: The proposed special exception for height will be compatible with only some of the surrounding development in the neighborhood. As noted above, the proposed height is more compatible with multi-family residences located in different zoning classifications, rather than being compatible with the other single-family residences in the same zoning classification. The height of the proposed building should be reduced to the maximum allowed height of 23 feet in order to be more compatible.

Finding: Staff finds that the proposed height is not compatible with similarly zoned parcels.

- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Analysis: The subject site is a vacant lot that used to have a single-story brick bungalow style residence located on it. This residence was removed from the property some time ago. There is no other evidence of other natural, scenic or historic features on the site.

Finding: Staff finds that the proposed development will not result in the loss of additional significant features.

- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Analysis: The proposed development will not cause material air, water, soil, noise or other types of pollution.

Finding: Staff finds that the project meets this standard.

- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Analysis: Additional height does not require any additional standards in Chapter 21A.52.

Finding: Staff finds that this standard is not applicable.

ATTACHMENT A
Site Plan and Elevations

CITY BLOCK
 322 W. 700 N. SUITE 11
 SALT LAKE CITY, UT 84103
 PH: 801.372.2930

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF CITY BLOCK AND IS LOANED TO YOU BY CITY BLOCK. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM CITY BLOCK.

architect:

consultant:

Project:
 STEVIG RESIDENCE
 288 WEST 600 NORTH
 SALT LAKE COUNTY, UTAH
 84103

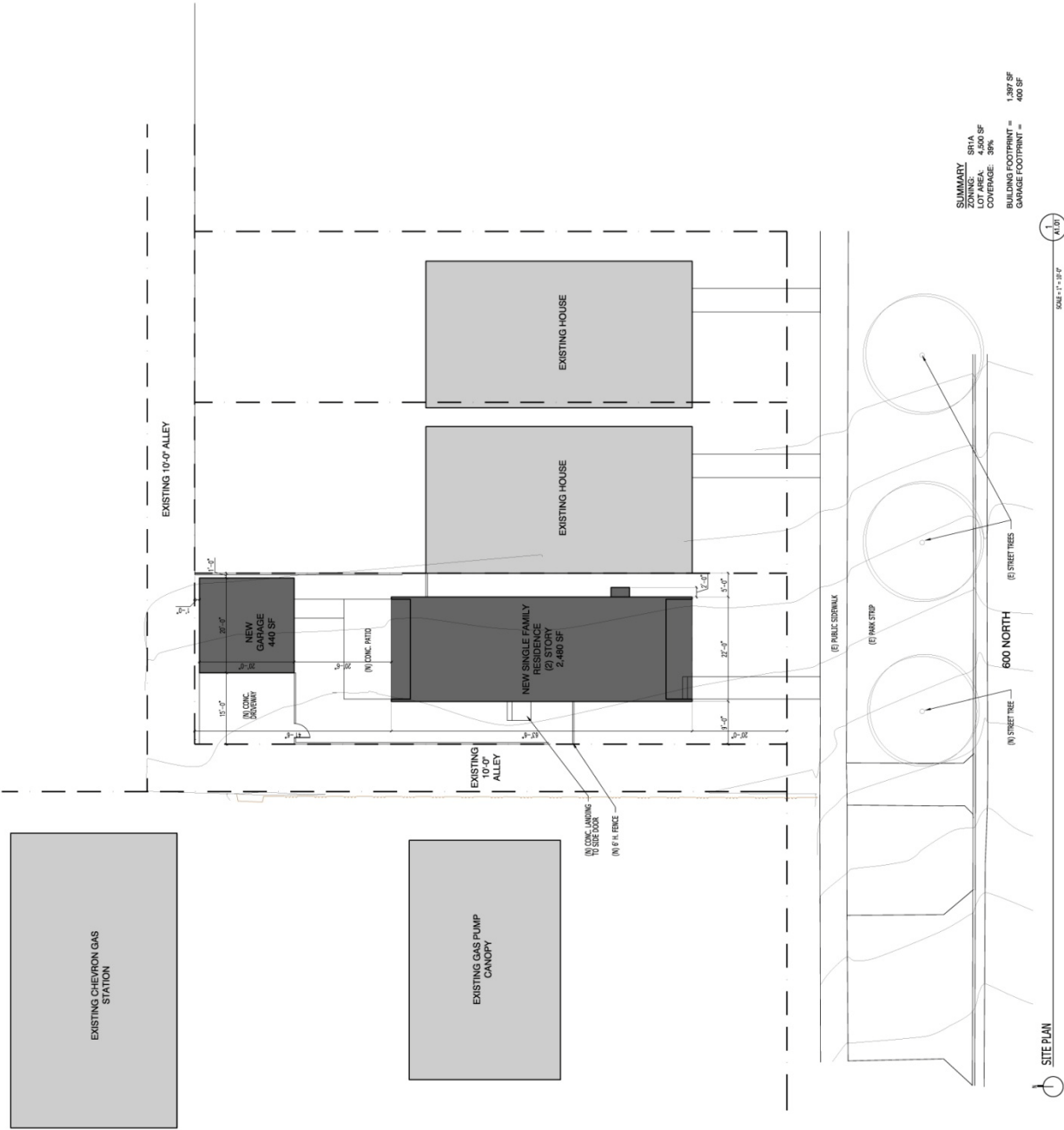
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sheet title:
 SITE PLAN

sheet no.:

A101

SUMMARY
 ZONING: SR1A
 LOT AREA: 4,000 SF
 COVERAGE: 38%
 BUILDING FOOTPRINT = 1,397 SF
 GARAGE FOOTPRINT = 400 SF



SCALE: 1" = 10'-0"
 1 A101

ALL MATERIALS AND FINISHES SHOWN HEREIN ARE TO BE USED UNLESS OTHERWISE NOTED. MATERIALS AND FINISHES TO BE USED ARE TO BE SELECTIONS OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S OFFICE IS NOT A DESIGNER OF RECORD FOR THIS PROJECT.

architect:

consultant:

project:

STEVIG RESIDENCE
 288 WEST 600 NORTH
 SALT LAKE CITY, UTAH
 84103

date:

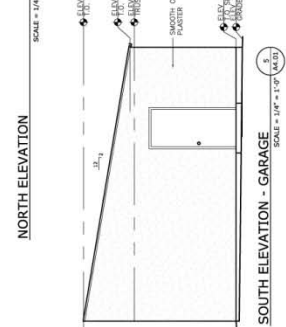
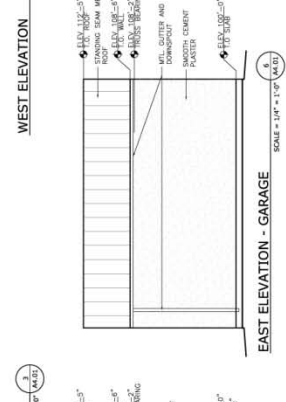
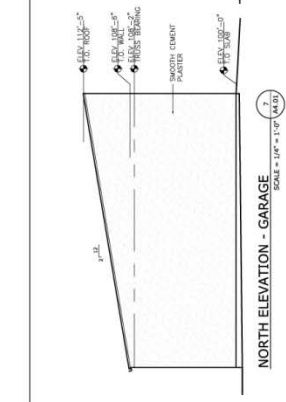
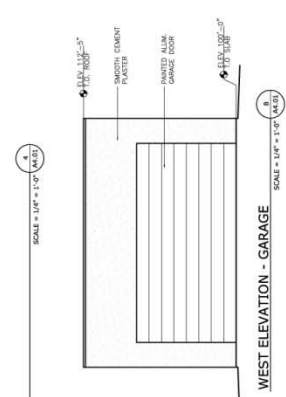
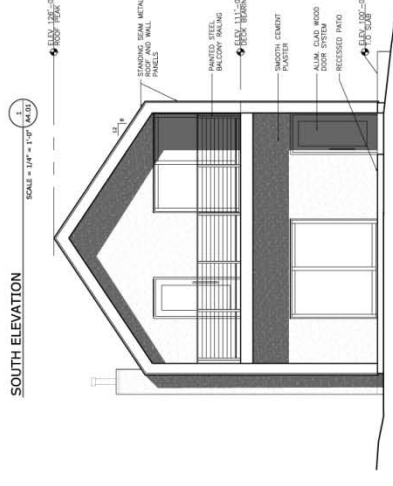
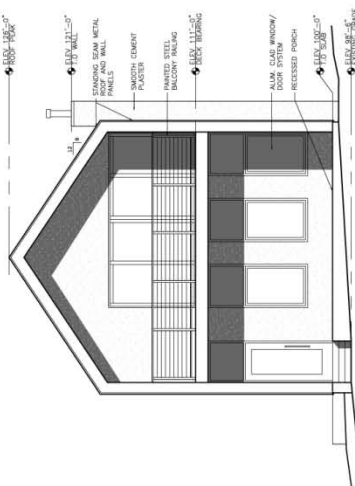
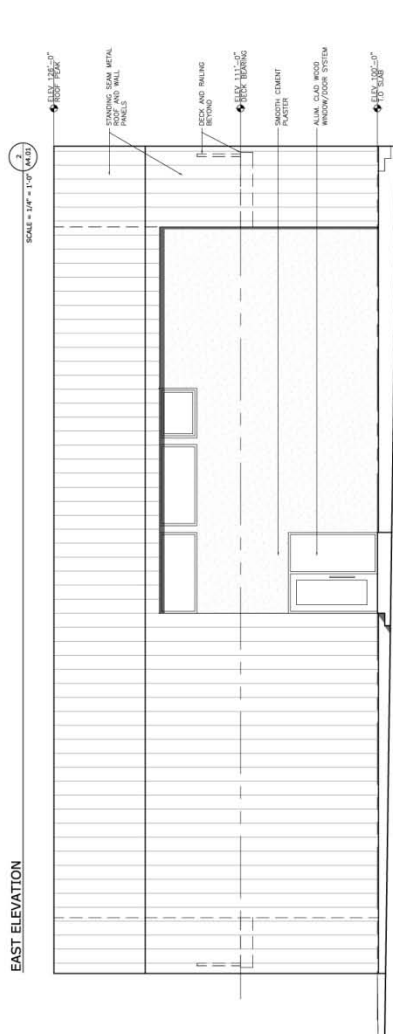
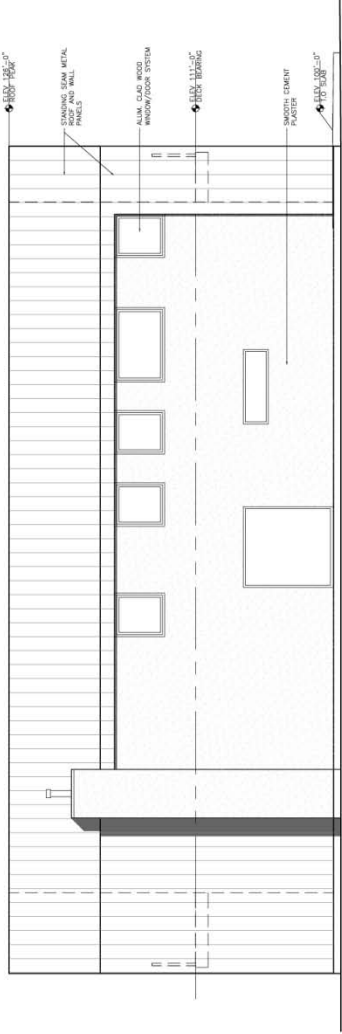
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sheet title:

EXTERIOR ELEVATIONS

sheet no.:

A401



ATTACHMENT B
Photographs



View looking at the southwest corner of the lot. The existing ten foot alley is located approximately between the fence and the iron post at the bottom of the photo. This alley will be used for the access to the site.



Looking at the entire site from the parkway located between the sidewalk and the street.



View looking at the lot to the east from the sidewalk. Note the existing residence on the lot to the east is built along the property line. The proposed residence will be located approximately five feet from the existing residence.



This view is of the west property line and the existing ten foot wide alley. The alley extends ten feet to the right from the fence.



Photo of the rear yard area of the property where the detached garage will be located. It is proposed to be built one foot from the existing chain link fence.



View from the rear yard area of the site looking towards 600 North. The existing alley is located on the right of this photo.



Looking east along 600 North from the subject property.



Looking west along 600 North from the subject property.

ATTACHMENT C
Additional Applicant Information



The applicant has indicated this is a similar look to what has been proposed for this project.