Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
January 16, 2014
City & County Building
451 South State Street, Room 326

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1. **Ownsbey Residence at approximately 88 N. 'T' Street** - Tom Jakab is requesting approval to construct a single-family residence at the above listed address. Currently the land is vacant and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as New Construction in a local historic district and Special Exceptions for a reduced rear yard setback and building coverage. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: Janice Lew at (801) 535-7626 or janice.lew@slcgov.com).

   a. **NEW CONSTRUCTION** - In order to build the project noted above, a Certificate of Appropriateness for New Construction in a historic district is required. The proposed building must be reviewed and approved for compliance with all applicable design standards listed in the Salt Lake City Zoning Ordinance. Case number: PLNHLC2013-00933.

   b. **SPECIAL EXCEPTION FOR A REDUCED REAR YARD SETBACK** - In order to build the project noted above, a Special Exception for a reduced rear yard setback is required. The setback required is approximately 29 feet. The proposed building measures 1 foot from the rear property line. This would allow the applicant to attach the parking accommodations. Case number PLNHLC2013-00934.

   c. **SPECIAL EXCEPTION FOR ADDITIONAL BUILDING COVERAGE** - In order to build the project noted above, a Special Exception for additional building coverage is required. The maximum building coverage in the SR-1A zone is 40% of the lot area. The proposed building coverage is approximately 51%. This would allow the applicant to provide parking within the building. Case number PLNHLC2013-00934.

Decision: Approved with conditions

Dated at Salt Lake City, Utah this 16th day of January, 2014.
Michelle Moeller, Historic Landmark Commission Senior Secretary