HISTORIC LANDMARK COMMISSION STAFF REPORT

Ownbey Residence New Construction PLNHLC2013-00933 and PLNHLC2013-00934 88 N. 'T' Street January 16, 2014

Planning Division
Department of Community and Economic Development

Applicant
Tom Jakab, Designer

Staff
Janice Lew (801) 535-7625
Janice.lew@slcgov.com

Tax ID
09-32-482-001

Current Zone
SR1-A

Master Plan Designation
Low Density Residential

Lot Size
4,269 square feet

Current Use
Vacant

Council District
District 3 – Stan Penfold

Review Standards
- 21A.34.020
- 21A.24
- 21A.52.60

Notification
- Notice mailed on: January 2, 2014
- Property posted: January 2, 2014
- Posted on City & State Websites: January 2, 2014

Attachments
A. Application
B. DRT Notes

REQUEST

This is a request by Tom Jakab, representing the property owners, to construct a new single-family dwelling with roof mounted solar panels on the property located at approximately 88 'T' Street. As part of the project, the applicant is also requesting special exception approval for a reduced rear yard setback and to exceed the maximum lot coverage limitations of the zoning ordinance.

RECOMMENDATION

Staff recommends that the Historic Landmark Commission review the petition, and grant design approval to include deviating from the lot coverage limitations and setback requirements of the zoning district.

POTENTIAL MOTION

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction at 88 'T' Street including exceeding the maximum lot coverage and reduced rear yard setback limitations of the zoning ordinance subject to:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to the Planning Staff.
2. The maximum lot coverage for the site shall not exceed approximately 51% of the subject property.
3. The rear yard setback requirement shall be reduced to 1 foot.
4. With the exception of lot coverage and rear and side yard setback requirements, the building shall be in accordance

	with all City adopted codes and ordinances; including, but necessarily limited to: Salt Lake City Zoning Ordinance; International Building, Fire and related Codes. -or- **Not Consistent with Staff Recommendation:** Based on the testimony and the proposal presented, I move that the Commission deny the request for new construction at 88 'T' Street based on the following findings (Commissioner then states findings based on the standards to support the motion): Standard 1: Scale and Form Standard 2: Composition of Principal Facades Standard 3: Relationship to Street Standard 4: Subdivision of Lots

Vicinity Map

Project Information

Request

The applicant proposes to build a new single-family dwelling on a vacant legal complying corner lot that is approximately 37 feet wide and 115 feet deep for a total of approximately 4,269 square feet in lot area. The parcel appears on the 1911 Sanborn Map which indicates that a house store type of building once existed on the property. The proposed plans are for a gable roofed residence which fronts 'T' Street and is contemporary in design. The house consists of two floors and attached parking accommodations. The parking layout is located towards the southeast corner of the property and accessible from Second Avenue. The house will have 2,400 square feet of living area including three bedrooms and two full baths. Roof mounted solar panels are proposed on the south facing slope of the primary gable roof forms and on both sides of the gabled roof of the garage module. The applicant intends to use a geothermal energy system to construct a net zero building (zero net energy consumption and zero carbon emissions annually). The following building materials are proposed:

- Primarily a true smooth stucco wall surface with vertical wood siding detailing
- Cedar fascia
- Asphalt shingle roof
- Fiberglass windows
- Wood and steel pergolas
- Wood porch decking
- Steel railing and fencing
- Wood garage door

- Concrete retaining wall

When reviewing this proposal, the Historic Landmark Commission will consider the standards for development in Sections 21.A 24 and 21A.34.02 of the zoning ordinance and the *Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City* as it relates to new construction. It should be noted that a non-complying lot as to lot area or lot frontage that was in legal existence prior to April 12, 1995, shall be considered a legal complying lot. Legal complying lots in residential districts shall be approved for the development of a single-family dwelling regardless of the size of the lot subject to complying with all yard area requirements of the R-1/5,000 zoning district. Base upon the substandard size of the lot, the applicant is seeking relief through the special exception process from the lot coverage limitations and rear and side yard setback requirements of the zoning district. The Commission will also consider Section 21A.52.60 of the zoning ordinance as it relates to the special exception requests.

Comments

Public Comments
Staff has received no comments from the public as of the publication of this report.

Project Review
Staff has reviewed this project and met with the applicant to discuss the design of the project. Staff has requested the applicant consider cladding the garage module with wood siding, tapering the driveway width and using a more decorative material for the retaining wall. The applicant has indicated his willingness to consider these suggestions.

Analysis and Findings

ZONING ORDINANCE AND DESIGN GUIDELINES

All proposed work must comply with all applicable development standards of the zoning ordinance. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is "to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yard, lot sizes and bulk characteristics." The zone allows single-family and twin homes as permitted uses. The proposed drawings were reviewed by Alan Michelsen and Barry Walsh of the City's Development Review Team (DRT) and their comments are attached to this staff report as Attachment B.

21A.26.030 SR-1 Zoning District Yard and Height Requirements

- Minimum lot area: 5,000 square feet. This lot is a legal complying lot with approximately 4,269 square feet in lot area.
- Maximum building height in an SR-1 Zoning District is 23 feet measured to the ridge of the roof, or the average height of other principal buildings on the block face. The applicant has provided graphic documentation establishing the existing development pattern of the subject block face (Exhibit A). The proposed building varies in height and measures approximately 27 feet from grade to the ridge of the roof at its highest point at the front of the building. The new construction is consistent with the height of other buildings on the block face and immediate area. A discussion regarding scale and form is included on page 5 of this staff report.

- Maximum exterior wall height: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. The proposed exterior wall heights appear to measure no more than 16 feet and meet this requirement.
- Front yard setback: The minimum depth of the front yard for all principal buildings is equal to the average of the front yards of existing buildings within the block face. The site plan indicates an approximate 20 foot setback which appears to be consistent with the average setback on the block face along the 'T' Street frontage.
- Interior side yard setback: 4 feet. The site plan indicates that at 1 foot the proposed attached garage module fails to meet this standard. *The applicant seeks a special exception to modify this requirement, but due to an oversight in noticing this request will be reviewed administratively.*
- Corner side yard setback: 10 feet. The site plan indicates that the proposed building meets this standard.
- Rear yard setback: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30'). The attached garage module is located 1 foot from the rear property line and fails to meet this standard. *The applicant seeks a special exception to modify this requirement.* A discussion of this request appears on page 12 of this staff report.
- Building coverage: Forty percent 40% of the lot area. The main portion of the building has a footprint of 1,426 square feet and together with the parking accommodations the lot coverage is 49%. *The applicant seeks a special exception to modify this requirement.* A discussion of this request appears on page 12 of this staff report.
- Off-street parking: Two (2) parking spaces for each dwelling unit. The proposed site plan shows one covered parking space and an attached garage.

Finding: The project fails to meet the underlying zoning regulations relating to building setbacks and building coverage. The Historic Landmark Commission can allow modifications to the bulk and lot regulations of the underlying zoning district if it finds that the project meets the provisions of Chapter 21A.34.020, and the applicant is requesting these modifications by the Commission.

21A.34.020 H Historic Preservation Overlay District
The design goal for the Avenues District is to preserve its historic scale and unique character, while accommodating compatible new construction. The distinctive design characteristics of individual building types and styles should be preserved. New construction should be compatible with its historic context while also reflecting current design practices.

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 alterations of noncontributing structures, 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:

Standard 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.

Applicable Design Guidelines

Mass and Scale

12.5 A new building should be designed 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 porch, in form and in depth, 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 (wall to window/door) ratio that is similar to that seen traditionally.
- Using window openings that are similar in size to those seen traditionally.

12.6 A new building should appear similar in scale to the established scale of the current street block.

- Larger masses should be subdivided into smaller "modules" similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing compatibility in building scale.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

- This can help to maintain the sense of human scale characteristic of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

12.8 A front facade should be similar in scale to those seen traditionally in the block.

- The front facade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front facade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum facade width in the district.

Height

12.9 Building heights should appear similar to those found historically in the district.

12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.

Width

12.11 A new building should appear similar in width to that established by nearby historic buildings.

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

Form

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building.
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Applicable Design Guidelines for Avenues Historic District

13.7 A new buildings should be designed to be similar in scale to what was seen traditionally on the block.

- Historically, most houses in the Avenues appeared to have a height of one, one-and-one-half or two stories.
- Front facades should appear similar in height to those seen historically in the block.
- Taller portions should be set back farther on the lot.
- Story heights should appear similar to those seen historically. Architectural details should convey a sense of the traditional scale of the block.

Analysis: The development pattern of the Avenues Historic District reflects a varying topography with smaller blocks in a regular grid pattern, dense residential character and yards that have natural slopes which are sometimes quite steep. Within the district, a range of architectural styles exists, which results in a variety of building forms. Depending on the style, some are simple rectangles, with details applied; others are more complex, asymmetrical forms composed of several subordinate masses. The buildings on this block are consistent in height, as most range in height between one and two stories. They are shown on the panoramic photograph attached to this staff report. The primary facade is similar in height (approx. 27') to that of existing buildings in the district and compatible with surrounding buildings.

The lots of this block that front 'T' Street vary in width from 30 feet to 61 feet. The subject property has a lot width of approximately 37 feet and the proposed building is generally rectangular in shape. The overall mass of

the building is subdivided into smaller "modules" similar in size to buildings seen traditionally which are linked together with flat roof forms.

Finding: The proposed new construction reinforces the rhythm of facades of the street by expressing the pattern of facade widths and maintaining the range of building heights along the streetscape. The proposed gable roof shape is a typical roof form historically used in the historic district. Given the eclectic architectural development of this neighborhood and the range of shapes found historically, the house form fits into the overall character of the neighborhood and is consistent with Standard 1.

Standard 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.

Applicable Design Guidelines

Facade Elements

12.15 Overall facade proportions should be designed 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.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about facade proportions.

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

- These include eaves, windows, doors, and porches, and their associated decorative composition and details.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The proportion of elements such as brackets for example should appear to be functional as well as decorative.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting. This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

- Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.
- The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles.

12.19 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.

Windows

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts.
- Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.
- See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch.4, PART I).

12.21 Window reveals should be a characteristic of most masonry facades.

- This helps to emphasize the character of the facade modeling and materials.
- It should enhance the degree to which the building integrates with its historic setting.
- It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds.

Architectural Character

12.25 Contemporary interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new.
- Contemporary details for porch railings and columns are other examples.
- New soffit interest and visual compatibility, while expressing a new, complementary form or style.

Analysis: Historically, windows and doors in residential neighborhoods were similar in scale and proportion. The proportion of openings and the related rhythm of solids to voids on the proposed building are unusual for the district because they are not associated with the historic district's period of significance. Similar to other modern building designs, the proposed design lacks significant ornamentation, with plain surfaces, vertically proportioned windows and large expanses of glass on the south facade. Since differing markedly from the fenestration pattern on nearby contributing buildings, the Commission may wish to consider if the fenestration pattern is acceptable as conveying the fact that the building is new. This solid to void ratio, however, reflects the functional needs of the interior spaces.

Since the proposed building will be located on a corner lot, each street facing facade will have a porch element. Although not characterized by a traditional primary entrance, the proposed porch is essentially an outdoor space enclosed by a steel railing, concrete retaining wall and steel planter boxes, and protected from the elements by a wood and steel pergola. An unusual feature for the streetscape, such treatment may be considered a modern interpretation of a traditional detail and conveys the fact that the house is a contemporary design. The Second Avenue porch covering is composed of exposed wood joists supported by a steel post and beam structure that facilitates a protected entry, extends approximately two-thirds the length of the building and includes the parking accommodations.

The use of materials that will reinforce established material patterns in the neighborhood is preferred. Historically, masonry, stucco and wood materials characterized the Avenues Historic District, and garages were simple wood or iron structures.

Finding: The fenestration pattern and entry elements are contemporary design solutions that draw upon basic characteristics of historic buildings, but reinforce a modern design aesthetic. The relationship of materials is visually compatible with the predominant materials found in the neighborhood. *Staff recommends that the garage module be clad in wood siding to delineate the feature from the main massing of the building.* The proposed project meets the intent of Standard 2.

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.

Applicable Design Guidelines for Avenues Historic District

13.1 The traditional historic development pattern should be recognized and maintained in new development

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- Orient a building facade and primary entrance toward the street.
- The relationship between building, landscape features or open space should be retained by matching front yard setbacks and maintaining the existing spacing of side yard setbacks within the block.

13.2 A walk to the primary building entry from the public sidewalk should be provided.

- The walkway should be distinct from any driveway.
- Concrete is the dominant material; however, other materials, including modular pavers, may be appropriate.

13.3 The use of curb cuts in the Avenues District should be minimized.

- In an effort to preserve the character of the sidewalk and the adjoining streetscape, avoid installing new curb cuts, whenever feasible.
- Historically, the use of curb cuts was quite limited.
- New curb cuts will interrupt the continuity of the sidewalks, and will potentially destroy

13.4 The front setback of a new structure should be kept in line with the range of setbacks seen historically on the block.

- In general, larger, taller masses should be set back farther from the front than smaller structures.

13.5 Side yard setbacks of a new structure or an addition should be similar to those seen traditionally in the block.

- Follow the traditional building pattern in order to continue the historic character of the street.
- Consider the visual impact that new construction and additions will have on neighbors along side yards.
- Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale.

13.6 Secondary structures should be located and designed in a manner similar to those seen historically in the district.

- Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.
- Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.
- Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof.
- A new secondary structure should follow historic precedent, in terms of materials and form.

Analysis: The proposed building is sited on the lot in a similar fashion as other homes in the vicinity and would contribute to the established wall of continuity of the street. In the Avenues, side yards are generally small and nonexistent in some cases. The design of the new home respects the rhythm of spacing and structures on the street by maintaining typical setbacks between adjacent structures and the street. Although the house is located on a non-complying corner lot with respect to lot area (4,269 sf) and lot frontage (37'), the perceived width of the proposed building is not appreciably greater or smaller than the historic buildings in the neighborhood.

The contemporary nature of this project is also apparent in the design of the proposed attached two-car parking feature. The parking would be within the main mass of the house, but on a secondary facade. A flat roof covering the single-car carport creates a perceived break in massing from the gabled roofed garage module. Generally, the Historic Landmark Commission has not allowed attached garages for new construction unless there is some reason relating to the size or topography of a property that would not make a detached and set back garage feasible. The Commission has also allowed attached garages in other cases in which access was located on a secondary facade.

Attached parking in this case may be appropriate given the substandard size of the lot which makes it difficult to accommodate today's requirements for parking and build a reasonably sized home, its location on a corner lot and lack of accessibility from an alley. Although the parking would be located on a secondary facade, the lot dimensions do not allow for a detached parking arrangement or adequate depth to set the parking feature back from the primary wall plane. Therefore, the applicant is seeking relief through the special exception process from the lot coverage limitations and setback requirements of the zoning ordinance. In this case it is also important to note that accessory structures may be located 1 foot to a side or rear lot line.

The proposed double width driveway is wider than has been typically approved in this neighborhood, but may be appropriate for new construction. Most garages in the historic district are accessible from single-car width driveways from the street and in some cases two wheel drive strips.

Finding: The directional expression, front setback of the principal facade and rhythm of spacing are consistent with other buildings with similar frontage on 'T' Street and the historic district. The primary facade of the building is located toward 'T' Street and consistent with the typical alignment of the surrounding buildings on the block. The proposed parking accommodations are attached to the main portion of the house, but this may be acceptable given the substandard size of the lot. The prominence of the feature on the streetscape would be reduced by using two openings instead of a full width double garage door. *Staff recommends that the garage door is slightly recessed from the front plane of the wall and suggests the applicant taper the driveway to reduce its prominence.* The proposed project meets the intent of Standard 3.

Standard 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).

Finding: This application has no subdivision issues as the lot was determined to be a legal complying lot.

21A.40.190: Small Solar Energy Collection Systems:
Small Solar Collection Systems and Historic Preservation Overlay Districts or Landmark Sites: Systems which may be visible from a public right of way shall be reviewed by the Historic Landmark Commission.

Standard 2: Installation Standards:

Installation Standards: The small solar energy collection system shall be installed in a location and manner on the building or lot that is least visible and obtrusive and in such a way that causes the least impact to the historic integrity and character of the historic building, structure, site or district while maintaining efficient operation of the solar device. The system must be installed in such a manner that it can be removed and not damage the historic building, structure, or site it is associated with.

Analysis: The gable ends of the proposed building face north and west. Low profile solar collectors will be flush mounted on both slopes of the garage roof and cover the south roof slope of the main portion of the building. The submitted plans show a paneled system with each panel measuring approximately 39"(w) x 65"(h) x 2"(d).

No historic fabric will be altered by the proposed improvements. Although visible, staff is of the opinion that the proposal will not diminish the historic integrity of the site's context or district. It would also be possible to remove the roof mounted solar heating system.

Finding: The solar collectors are visible, but not conspicuous, and meet the intent of this standard.

1A.06.05: Historic Landmark Commission:
The historic landmark commission may authorize, as a special exception, any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site. As identified above, the proposed development deviates from the regulations relating to rear and side yard setbacks and lot coverage. The standards of review for a special exception are set forth in Section 21A.52.060 of the zoning ordinance. The standards are as follows:

Standard A. Compliance With 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 subject property is located in the H Historic Preservation Overlay District, which is intended to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance, and support redevelopment that is compatible with the historic character of existing development. The standards for a certificate of appropriateness for new construction encourage contemporary designs that are compatible with the size, scale, material and character of the area, historic district, or environment.

Standard 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: No evidence has been presented to the City that approval of the proposal will substantially diminish or impair the value of the property within the Avenues Historic District.

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: Whereas the proposed design is compatible with the historic character of the subject block as discussed in Standards 1-3 above, staff is of the opinion that the design of the project will not have an adverse effect upon the neighborhood and historic district.

With regard to public health, safety, and general welfare, the construction of a new building will be regulated and inspected by the City through the building permitting process to ensure protection of the public health, safety, and general welfare.

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: Staff is of the opinion that as long as the applicant obtains the appropriate City approvals and permits, the project would be compatible with the development of neighboring property and in accordance with residential zoning district regulations and the H Historic Preservation Overlay District.

Standard 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: No destruction, loss or damage of natural, scenic or historic features is evident.

Standard 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: No potential pollution of air, water, soil, or noise is evident by the request.

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

Analysis: There are no other standards that apply to a special exception request of this nature.

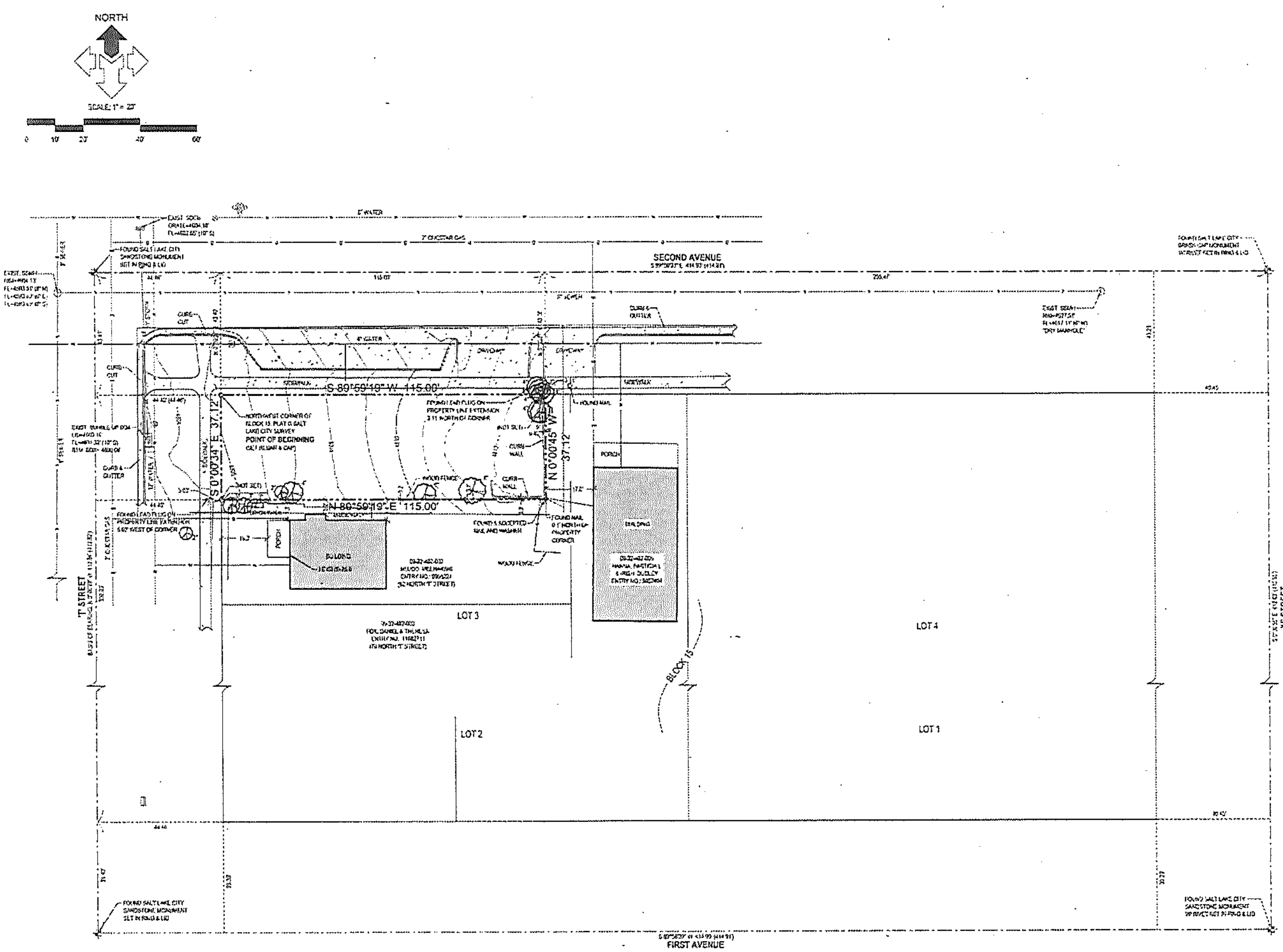
Summary Finding: The zoning ordinance, in Section 21.06 allows the Historic Landmark Commission the ability to grant special exceptions to modify bulk and lot regulations. The special exception requests are appropriate in this location because the proposed development is on a substandard lot and the size and design of the single family dwelling is compatible with the historic character of the neighborhood and district as discussed above under section 21A.34.020 H Historic Preservation Overlay District. The proposal is consistent with Special Exception standards A thru G.

Attachment A
Application

Attachment A
Application

OWNBEY PARCEL

1158 EAST SECOND AVENUE
SALT LAKE CITY, UTAH 84103
LOCATED IN THE SE 1/4 OF SEC. 32 T1N, R1E, SLB&M.



SURVEYOR'S CERTIFICATE

[illegible]

DENNIS K. WITHERS

DEED DESCRIPTION PER TITLE REPORT:

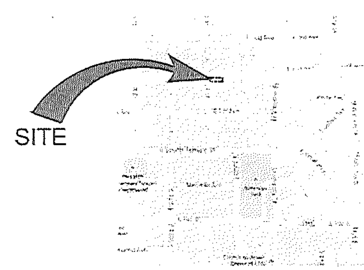
[illegible]

NARRATIVE

[illegible]

GENERAL NOTES

[illegible]



VICINITY MAP
SCALE: N.T.S.

LEGEND

ADJOINING PROPERTY LINE	FIRE HYDRANT
LOT LINE	WATER VALVE
PROPERTY LINE	WATER METER
MONUMENT LINE	SANITARY SEWER MANHOLE
EASEMENT LINE	STORM DRAIN CATCH BASIN
EXISTING FENCE	CONCRETE
POWER LINE	BUILDING
TELEPHONE LINE	DECIDUOUS TREE
WATER LINE	PROPERTY CORNER
SANITARY SEWER LINE	
STORM DRAIN LINE	
GAS LINE	
MAJOR CONTOUR	
MINOR CONTOUR	

SETBACK & HEIGHT TABLE

ADDRESS	SETBACK	HEIGHT
[illegible] NORTH "T" STREET	[illegible]	[illegible]
[illegible] NORTH "T" STREET	[illegible]	[illegible]
[illegible] NORTH "T" STREET	[illegible]	[illegible]
[illegible] NORTH "T" STREET	[illegible]	[illegible]

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
[illegible]	[illegible]	[illegible]	N/A
QUESTAR GAS	[illegible] MAPPING DEPT	[illegible]	SHOWN
QWEST LOCAL	[illegible] COMSTOCK	[illegible]	N/A
ROCKY MOUNTAIN POWER	[illegible]	[illegible]	NOT RECEIVED
SLC PUBLIC UTILITIES	[illegible]	[illegible]	SHOWN

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	13525
CAD FILE:	13525 BND-TOPO
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	CL/SB
CHECKED BY:	MDH
DATE:	9/13/13

BOUNDARY & TOPOGRAPHIC SURVEY

1 OF 1

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801 255.7700 mcneilengineering.com
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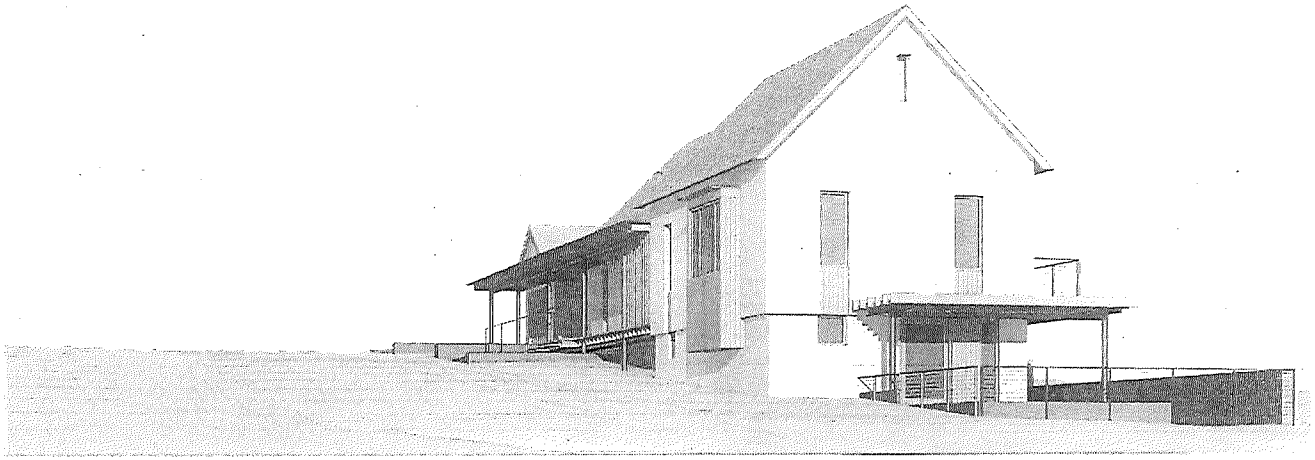

OWNBEY RESIDENCE

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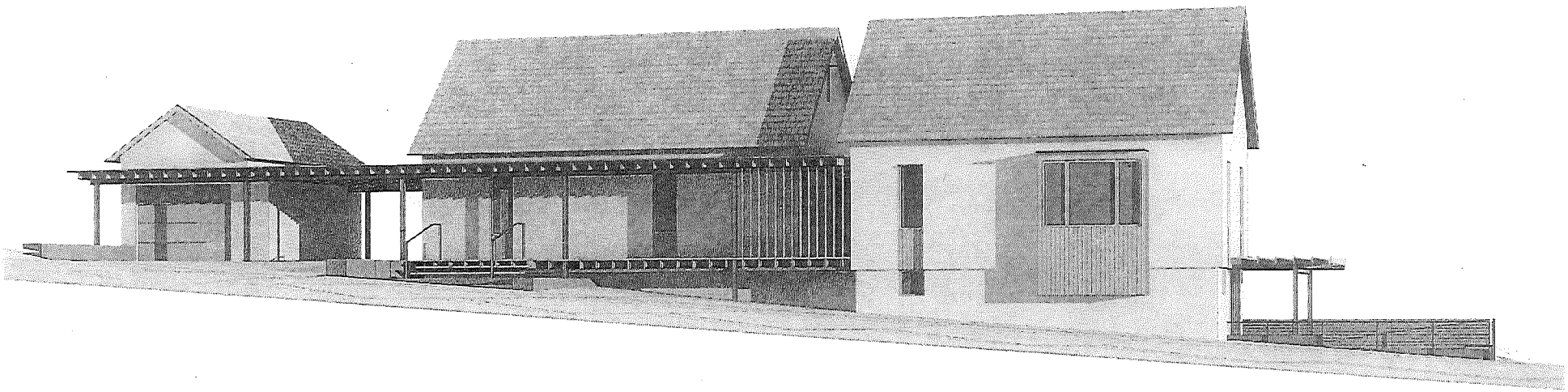

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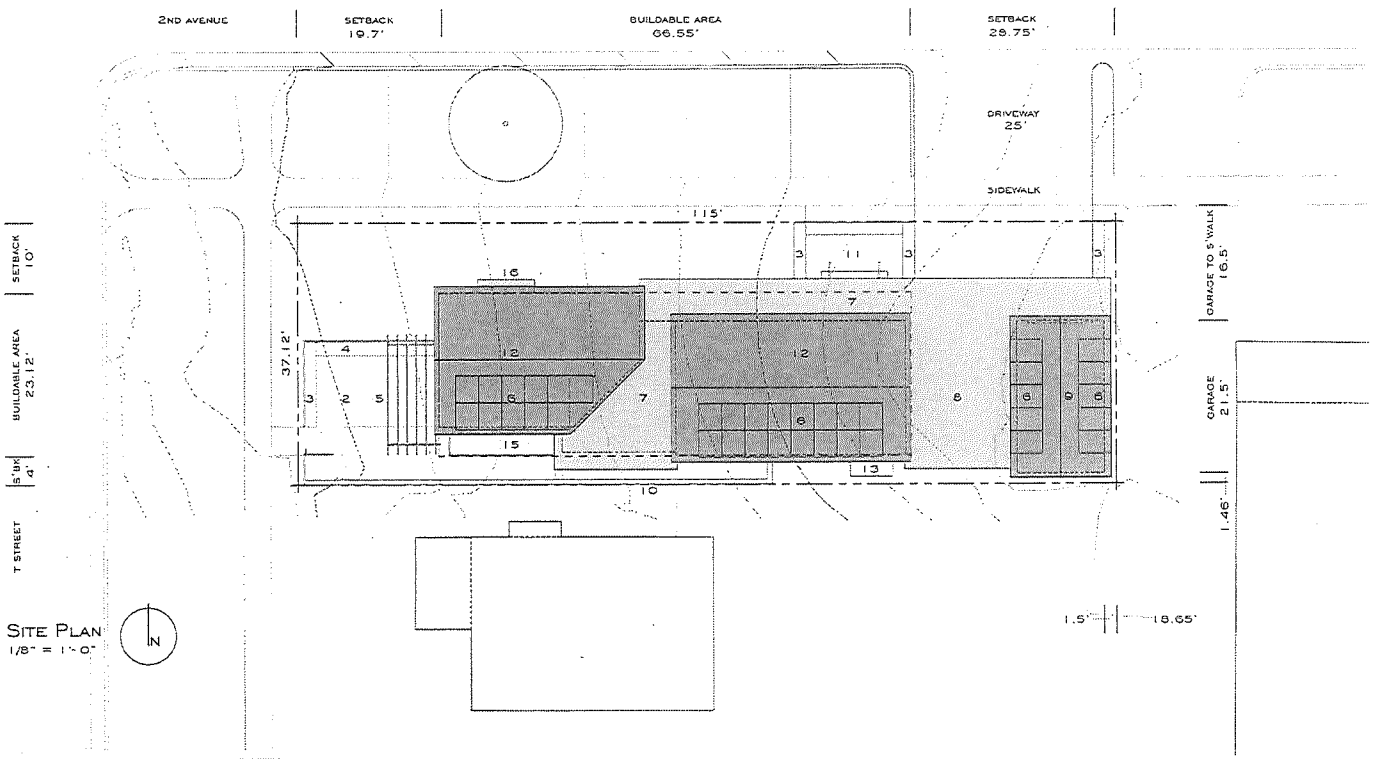
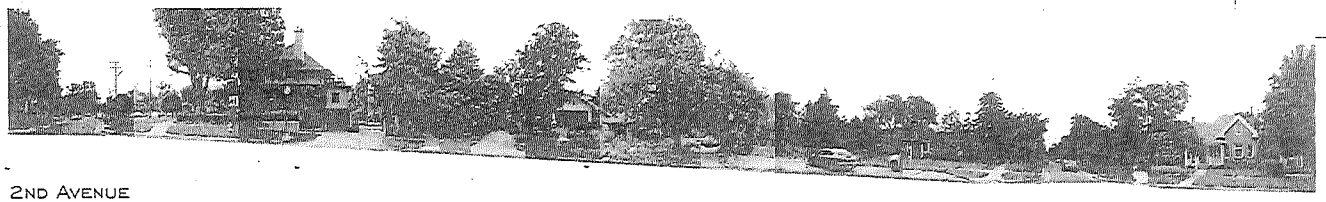
Code Summary

SITE	68 T STREET, S.L.C. UT 84103	
GOVERNING AGENCIES	SALT LAKE PLANNING & ZONING HISTORIC LANDMARKS COMMISSION	
LOT	TAX ID	09-32-482-001
	FRONT	37.12 FT.
	SIDE	115.0 FT.
	REAR	37.12 FT.
ZONING	ZONE	SR-1A
	PERMITTED USES	SINGLE FAMILY DETACHED DWELLINGS & ACCESSORY DWELLING UNIT
	LOT AREA	4266.0 SQ.FT. *
	MIN. LOT AREA	3000 SQ FT.
		* LOT IS LEGAL, NON-CONFORMING (SEE COUNTY RECORDER DOCUMENT)
	LOT WIDTH	37.12 FT.
	MIN. LOT WIDTH	50 FT.
	BUILDING HT.	26.6 FT *
	MAX. BUILDING HT.	28' (PITCHED ROOFS)
		* AVG. HT. OF OTHER PRINCIPAL BLDGS. (SEE SURVEY DOCUMENT)
	EXTERIOR WALLS	16'
	MIN. YARDS	FRONT: 19.7 FT. AVG. OF FRONT YARDS OF EXISTING BUILDINGS WITHIN THE BLOCK FACE (SEE SURVEY DOCUMENT)
		CORNER SIDE YARD: 10 FT
		INTERIOR SIDE YARD: 4 FT.
		REAR YARD: 28.75' 25% OF LOT DEPTH
	ACCESSORY BUILDINGS & STRUCTURES IN YARDS	APPLY FOR SPECIAL EXCEPTION: REAR YARD SETBACK NOTE: GARAGE AND CARPORT TO BE CONSIDERED ATTACHED
	BUILDING COVERAGE	APPLY FOR SPECIAL EXCEPTION: BUILDING COVERAGE LOT AREA = 4266.0 SQ.FT. BUILDING FOOTPRINT = 1426 SQ.FT. CARPORT & GARAGE = 673 SQ.FT. 1426 + 673 = 2099 SQ FT. 2099 / 4266.0 = 49%



Site Plan

1/8" = 1'-0"



2nd Avenue

Key Notes

1. FRONT ENTRY GATE & FENCE - 4' HIGH
2. ENTRY COURTYARD
3. PLANTER
4. BENCH
5. PERGOLA - WOOD & STEEL - 120 SF.
6. SOLAR PANEL ARRAY
7. FLAT ROOF - BELOW
8. CARPORT - BELOW
9. GARAGE - ONE CAR
10. RETAINING WALL - CONCRETE
11. SIDE ENTRY
12. ROOF - SLOPED 12:12
13. WINDOW WELL
14. DORMER / OVERHANG
15. DECK - OPEN
16. BAY WINDOW - 8" WIDE

Site

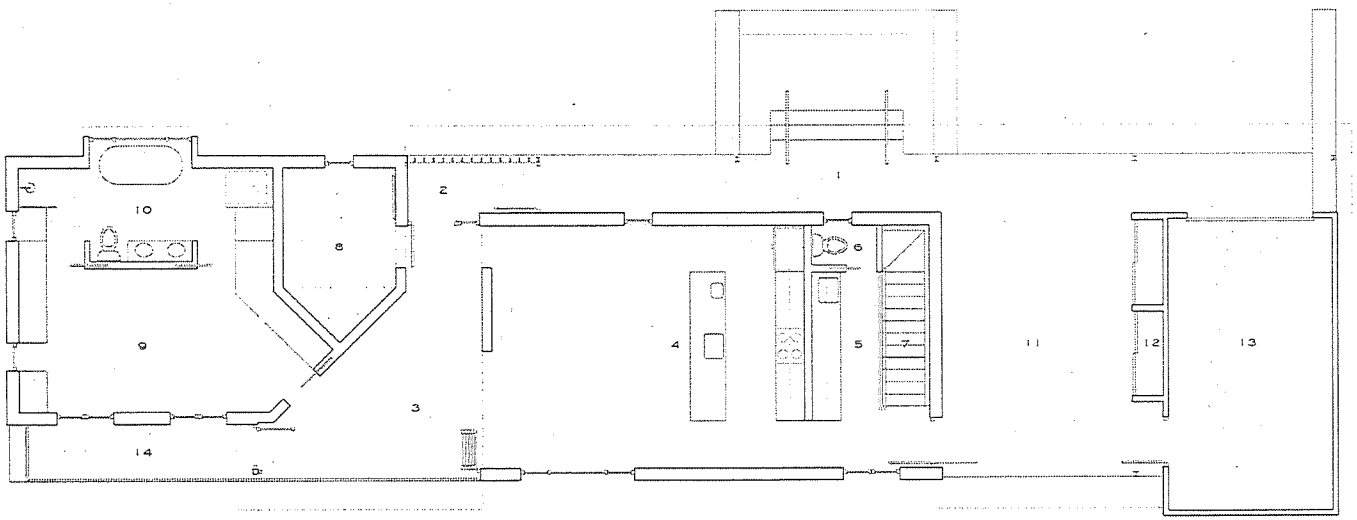
T Street

OWNBEY RESIDENCE

H L C - P R O P O S A L

Key Notes

1. ENTRY PORCH
2. SCREENED PORCH
3. SUNROOM
4. KITCHEN / LIVING / DINING
5. PANTRY
6. TOILET
7. STAIR
8. STUDY
9. MASTER BEDROOM
10. MASTER BATH
11. CARPORT
12. STORAGE
13. GARAGE
14. EXTERIOR DECK



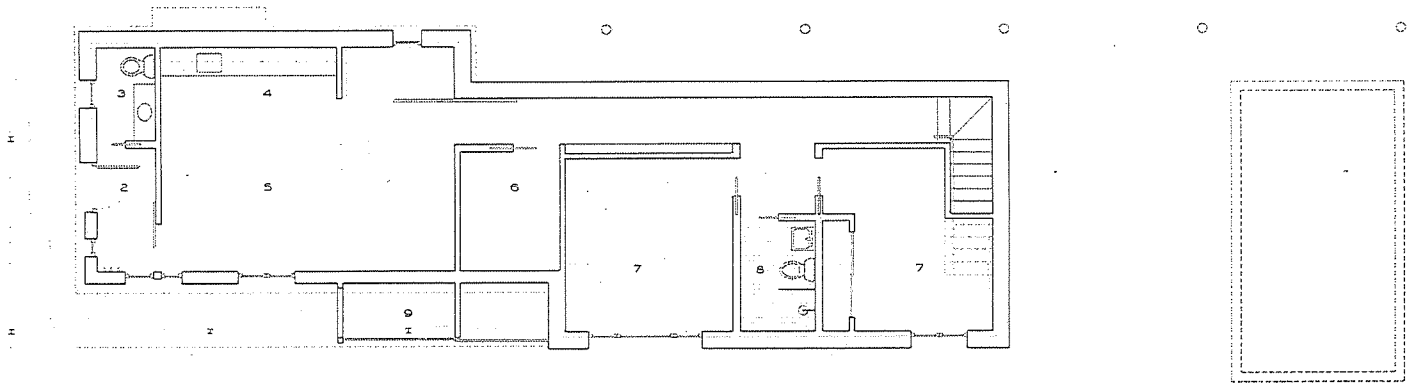
N

Floor Plan - Main Level

1/4" = 1'-0"

Key Notes

1. ENTRY COURTYARD W/ PERGOLA
2. ENTRY VESTIBULE
3. TOILET
4. CRAFTS
5. HARP STUDIO
6. MECHANICAL
7. GUEST BEDROOM
8. GUEST BATHROOM
9. OUTDOOR STORAGE



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Floor Plan - Lower Level

1/4" = 1'-0"

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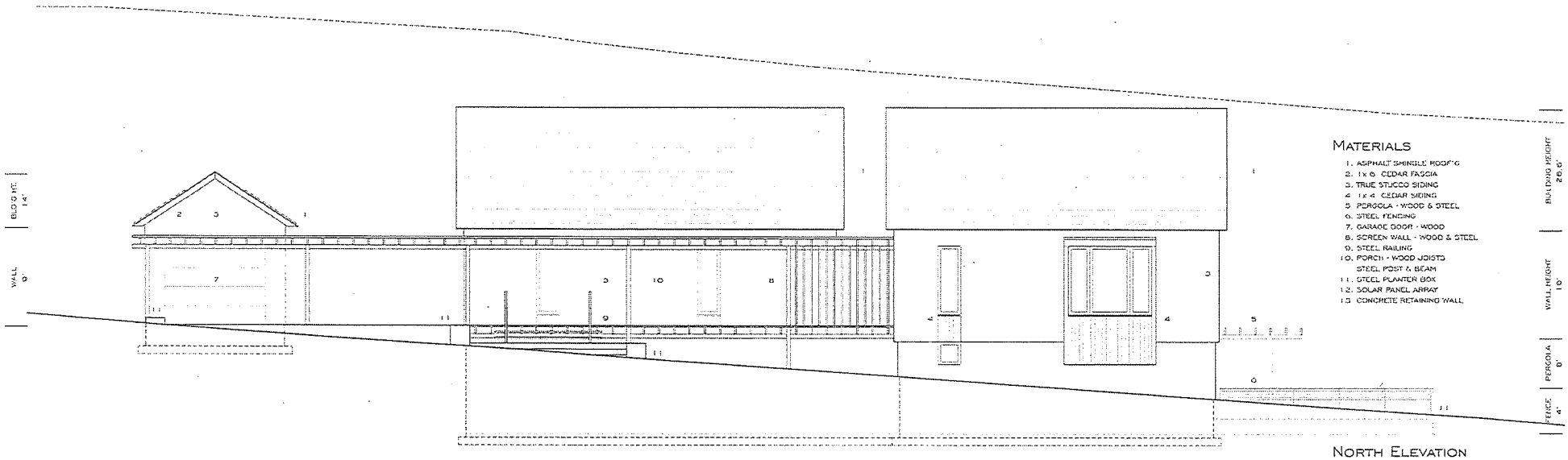
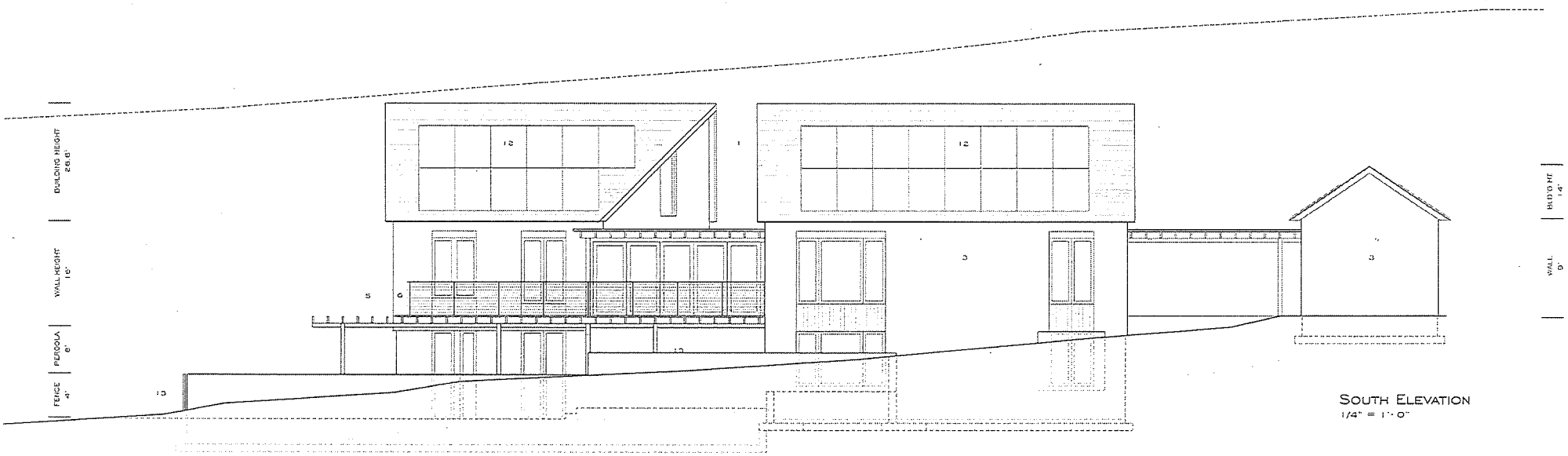


Materials

1. ASPHALT SHINGLE ROOFING
2. 1x6 CEDAR FASCIA
3. TRUE STUCCO SIDING
4. 1x4 CEDAR SIDING
5. PERGOLA - WOOD & STEEL
6. STEEL FENCING
7. GARAGE DOOR - WOOD
8. SCREEN WALL - WOOD & STEEL
9. STEEL RAILING
10. PORCH - WOOD JOISTS
    STEEL POST & BEAM
11. STEEL PLANTER BOX
12. SOLAR PANEL ARRAY
13. CONCRETE RETAINING WALL

North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"

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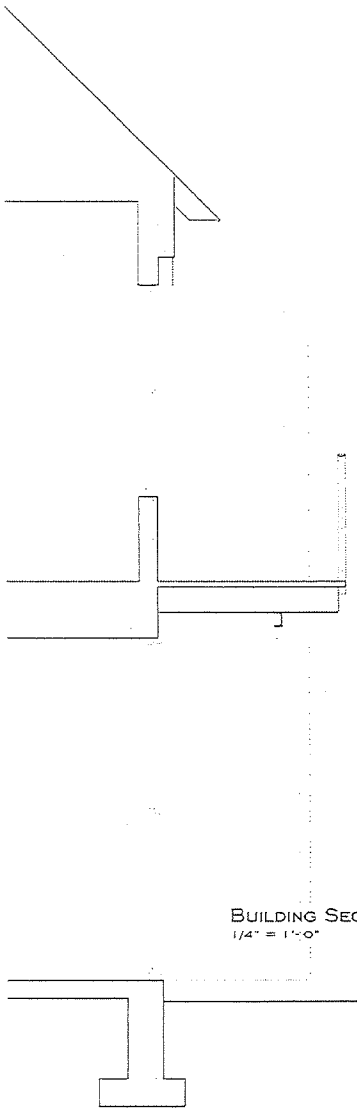
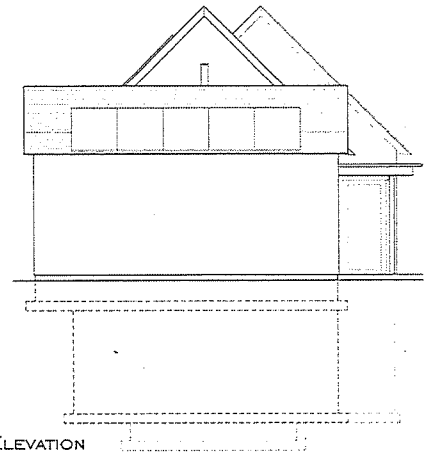


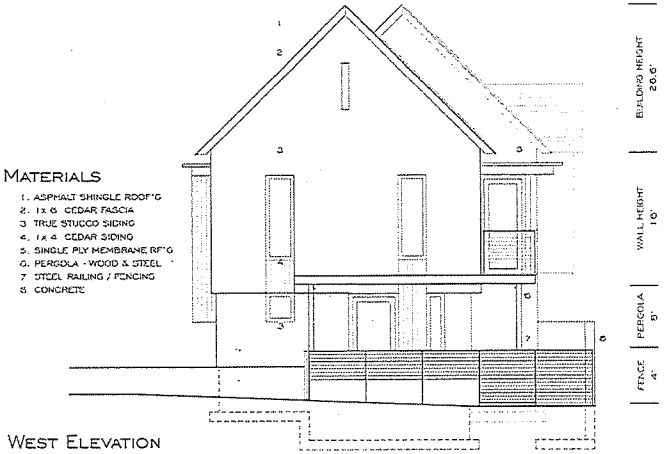
BUILDING SECTION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

MATERIALS

1. ASPHALT SHINGLE ROOF'G
2. 1x 6 CEDAR FASCIA
3. TRUE STUCCO SIDING
4. 1x 4 CEDAR SIDING
5. SINGLE PLY MEMBRANE RF'G
6. PERGOLA - WOOD & STEEL
7. STEEL RAILING / FENCING
8. CONCRETE



WEST ELEVATION
1/4" = 1'-0"

OWNBEY RESIDENCE

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OWNBEY RESIDENCE

H L C - P R O P O S A L

SITE

88 T STREET SALT LAKE CITY UTAH 84103*

*FORMALLY KNOWN AS 1158 2ND AVE.

GOVERNING AGENCIES

SALT LAKE CITY PLANNING & ZONING

HISTORIC LANDMARKS COMMISSION

PROJECT DESCRIPTION

THE OWNBEY RESIDENCE IS A NEW SINGLE FAMILY RESIDENCE COMPOSED OF PRIMARY AND ACCESSORY STRUCTURES LOCATED ON A VACANT CORNER LOT WITHIN THE AVENUES HISTORIC DISTRICT. IN ACCORDANCE WITH THE DESIGN GUIDELINES SET FORTH IN THE SALT LAKE CITY *PRESERVATION HANDBOOK FOR RESIDENTIAL PROPERTIES AND DISTRICTS*, THE FOLLOWING IS A PROPOSAL FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT:

NEW CONSTRUCTION IN HISTORIC DISTRICTS

SITE DESIGN

STREET AND BLOCK PATTERNS

THE CURRENT VACANT LOT IS LONG AND LINEAR. ITS FRONT YARD FACES "T" STREET - SIMILAR TO THE ADJACENT LOTS ALONG THE BLOCK FACE. THE SCALE OF THE FRONT FACADE IS CONSISTENT WITH THE STREET PATTERN IN TERMS OF BUILDING HEIGHT AND WIDTH. A BUILDING HEIGHT SURVEY OF THE PRIMARY STRUCTURES ALONG THE BLOCK FACE HAS RESULTED IN AN AVERAGE BUILDING HEIGHT OF 26.6 FEET. (SEE TABLE ON SURVEY DOCUMENT). THIS NEW AVERAGE BUILDING HEIGHT IS USED TO SET THE HEIGHT OF THE NEW DESIGN.

BUILDING PLACEMENT AND ORIENTATION

A SURVEY OF THE EXISTING FRONT SETBACKS ON THE BLOCK FACE HAS RESULTED IN AN AVERAGE SETBACK OF 19.6 FEET. (SEE TABLE ON SURVEY DOCUMENT.) THIS SETBACK IS MAINTAINED IN THE CURRENT DESIGN. IN ADDITION TO THE MAINTAINING THE FRONT SETBACK, THE NEW BUILDING IS ORIENTED PARALLEL TO THE LOT LINES WHICH MAINTAINS THE TRADITIONAL GRID PATTERN OF THE BLOCK. THIS GRID PATTERN IS REINFORCED BY LOCATING THE FRONT FACADE AND ENTRANCE TOWARDS "T" STREET.

BUILDING SCALE

MASS & SCALE

TO CONVEY A SENSE OF HUMAN SCALE, THE FOLLOW DESIGN ELEMENTS HAVE BEEN INCORPORATED IN THE NEW BUILDING:

1. BUILDING MATERIALS ARE MADE OF TRADITIONAL DIMENSIONS. THE SIDING IS COMPOSED OF A COMBINATION OF STUCCO AND WOOD. THE WOOD SIDING IS A COLLECTION OF 1x4 OR 1x6 CEDAR BOARDS ORIENTED EITHER VERTICALLY OR HORIZONTALLY. THE ROOFING IS ASPHALT SHINGLES, SIMILAR IN SCALE TO THE MAJORITY OF HOMES IN THE NEIGHBORHOOD.

2. SINCE THE NEW BUILDING IS LOCATED ON A CORNER LOT, EACH ELEVATION, ONE FACING "T" STREET, THE OTHER 2ND AVENUE, HAS A PORCH OPENING UP TO THE STREET. THE "T" STREET PORCH IS DEFINED BY A WOOD & STEEL PERGOLA WHILE THE 2ND AVENUE PORCH ROOF IS COMPOSED OF EXPOSED WOOD JOISTS SUPPORTED BY A STEEL POST & BEAM STRUCTURE THAT FACILITATES A COVERED / PROTECTED ENTRY.

3. THE BUILDING MASS IS SIMILAR IN SIZE TO THE HOMES IN THE VICINITY. BECAUSE THE LOT IS LONG AND LINEAR, THE MASS OF THE BUILDING ALONG 2ND AVENUE IS BROKEN DOWN INTO SMALLER PARTS WHICH ARE LINKED TOGETHER WITH A HORIZONTAL ROOF. THIS ROOF WEAVES THROUGH THE COMPLEX AND DEFINES AN ARRAY OF SPACES ON THE SITE: IT'S A CARPORT, ENTRY PATIO, INTERNAL SUN ROOM, AN EXTERIOR DECK, A FRONT PORCH AND AN ENTRANCE COURTYARD.

4. THE DOORS AND WINDOWS FACING "T" STREET FOLLOW A TRADITIONAL SYMMETRICAL COMPOSITION RESULTING IN A SOLID TO VOID PATTERN SIMILAR TO HOMES ALONG THE BLOCK FACE. THE PREDOMINATE VERTICAL ORIENTATION AND SIZE OF THE WINDOWS ON BOTH STREET FACADES FURTHER REINFORCE THE TRADITIONAL PATTERNS IN THE DISTRICT.

THE NEW BUILDING APPEARS SIMILAR IN SCALE TO THE STREET THOUGH VARIOUS COMPONENTS SUCH AS ITS PORCHES, BAY WINDOWS AND COLLECTION OF SMALLER BUILDING MASSES DESCRIBED IN THE PREVIOUS PARAGRAPH.

THE ROOF FORM RESPECTS THE RANGE OF FORMS AND MASSING FOUND WITHIN THE DISTRICT BY INCORPORATING BOTH PITCHED AND FLAT ROOFS INTO THE DESIGN. ALL THE ROOFS FIT WITHIN THE AVERAGE HEIGHT LIMIT AND ARE COMPATIBLE IN SCALE WITH THE SURROUNDING BUILDINGS ALONG THE BLOCK FACE.

THE FRONT FACADE IS SIMILAR IN SCALE TO THOSE SEEN TRADITIONALLY IN THE BLOCK. IT'S SCALE IS BROKEN DOWN INTO SMALLER PROPORTIONS BY THE WOOD PERGOLA, THE LANDSCAPE COURTYARD AND LOW FENCING ALONG THE PROPERTY LINE. THESE ELEMENTS ALL HELP DIMINISH THE HEIGHT OF THE TWO-STORY FRONT FACADE AND OFFERS THE FEEL OF A ONE-STORY PORCH ENTRY. LASTLY, DUE TO THE NATURE OF THE NARROW LOT, THE FRONT FACADE WIDTH DOES NOT EXCEED THE TYPICAL MAXIMUM FACADE WIDTH IN THE DISTRICT.

HEIGHT

THE HEIGHT SURVEY PERFORMED BY THE SURVEYOR IDENTIFIES THE AVERAGE BUILDING HEIGHT ALONG THE PRINCIPAL BLOCK FACE. THE NEW BUILDING DESIGN INCORPORATES THIS FOUND DATA TO ESTABLISH A BUILDING HEIGHT SIMILAR TO THOSE FOUND HISTORICALLY IN THE DISTRICT.

WIDTH

AS STATED PREVIOUSLY, DUE TO THE NARROW WIDTH OF THE LOT, THE PREDEFINED SETBACKS, THE WIDTH OF THE NEW BUILDING IS SIMILAR IN WIDTH TO NEARBY HISTORIC BUILDINGS.

SOLID-TO-VOID RATIO

IN TERMS OF WALL TO WINDOW (SOLID-TO-VOID RELATIONSHIPS), THE USE OF TALL, NARROW, AND VERTICALLY ORIENTED WINDOWS HELP ALIGN THE NEW BUILDING DESIGN WITH THE NEIGHBORHOOD. WHERE LARGE SURFACES OF GLASS ARE USED ALONG THE STREET FACADE, THE GLASS IS BROKEN DOWN INTO SMALLER WINDOWS.

BUILDING FORM

FORM AND VISUAL EMPHASIS

THE BUILDING FORM IS COMPOSED OF SIMPLE RECTANGULAR SOLIDS AND ARE EMBELLISHED BY PORCHES, VARIATION IN

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WALL PLANES AND THE ARTICULATED RHYTHM OF THE FLAT ROOF STRUCTURE.

THE PRIMARY ROOF FORMS ARE PITCHED TO BE SIMILAR TO THOSE SEEN TRADITIONALLY IN THE BLOCK AND IN THE WIDER DISTRICT. ALTHOUGH THE FLAT ROOF, WHICH IS COMMONLY FOUND IN A "MODERNIST" STYLE HOME, IS USED IN THE DESIGN, IT IS SECONDARY IN FORM AND VISUAL EMPHASIS TO THE PITCHED ROOF FORMS AND RECEDES INTO THE BACKGROUND. IN ADDITION, THE RHYTHM AND MATERIAL OF IT'S STRUCTURE CREATES A SCALE AND DETAIL THAT VISUALLY CONNECTS IT TO THE SURROUNDING RESIDENTIAL CONTEXT.

PROPORTION AND FACADE ELEMENTS

THE FRONT FACADE HAS BEEN DESIGNED TO BE SIMILAR TO THE SURROUNDING HISTORIC BUILDINGS BY OFFERING A HEIGHT TO WIDTH RATIO THAT ECHOES THE PROPORTIONS OF ITS NEIGHBORS. IN ADDITION THE MAJORITY OF VERTICALLY ORIENTED WINDOWS ARE ORGANIZED SYMMETRICALLY ON BOTH "T" STREET AND 2ND AVENUE.

RHYTHM AND SPACING OF WINDOWS AND DOORS

AGAIN, THE VERTICAL ORIENTATION OF THE WINDOWS AND DOORS AND THE EXCLUSION OF LARGE EXPANSES OF GLASS ON EACH STREET FACADE OFFER MORE COMPATIBILITY WITH SURROUNDING BUILDINGS. THE MAJORITY OF THE WINDOWS ARE ORGANIZED SYMMETRICALLY TO ONE ANOTHER, WITH EXCEPTION TO THE CORNER DORMER ELEMENT, WHICH HELPS VISUALLY TO "TURN THE CORNER OF BUILDING". THIS OFFERS MORE VISUAL INTEREST WITH AN UNEXPECTED ASYMMETRICAL PLACEMENT SET AGAINST A RELATIVELY SYMMETRICAL WINDOW LAYOUT.

BUILDING MATERIALS AND DETAILS

MATERIALS

STUCCO IS THE PRIMARY CLADDING MATERIAL USED. THE STUCCO IS COMPLEMENTED WITH CEDAR SIDING INSET BELOW THE WINDOWS AND CONSTITUTE THE BAY WINDOWS. IN ADDITION, THE USE OF AN EXPOSED WOOD JOIST AND STEEL ROOF AND PERGOLA ADD A NATURAL RICHNESS TO THE ASSEMBLY. ALL THESE MATERIALS REPRESENT THE TRADITIONAL PALETTE OF THE NEIGHBORHOOD AND OFFER A SENSE OF PROVEN DURABILITY.

WINDOWS

AGAIN, THE WINDOWS ARE VERTICALLY ORIENTED, WHICH IS ENCOURAGED BY THE GUIDELINES.

ARCHITECTURAL ELEMENTS & DETAILS

THE BUILDING COMPONENTS REFLECT THE SIZE, DEPTH AND SHAPE OF THOSE FOUND HISTORICALLY ALONG THE STREET. THE WOOD EAVES AND RAKES ARE VERY COMMON AND STRAIGHT FORWARD. THE WINDOWS AND DOORS ARE INSET TO OFFER DEPTH AND SHADOW ALONG THE PRIMARY FACADES. FINALLY, THE WOOD ROOF AND FLOORING OF PORCH ON 2ND AVENUE, AND THE PERGOLA ON "T" STREET ADD A DECORATIVE DETAIL WHICH IS SIMPLE AND RICH.

THE OVERALL APPROACH TO THE NEW BUILDING DESIGN HAS BEEN ONE OF COMPATIBILITY WITH THE NEIGHBORHOOD WITHOUT REPLICATING ANY ONE PARTICULAR HISTORIC STYLE. THE CLEAN SIMPLE DETAILING OF THE WINDOWS, DORMERS, PORCHES AND PERGOLA ARE ALL TRADITIONAL COMPONENTS DETAILED IN A CONTEMPORARY MANNER.

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THE AVENUES

STREETSCAPE FEATURES

PARK STRIPS AND STREET TREES
THIS SITE, WHICH ORIGINALLY WAS DESIGNATED FOR COMMERCIAL USE CURRENTLY HAS A LARGE CURB CUT FOR PARKING WITHIN THE PARK STRIP. THE OWNER INTENDS TO REMOVE THIS PARK STRIP AND REVEGETATE THE LAND.

WALKWAYS
A WALK TO THE PRIMARY BUILDING ENTRY FROM THE PUBLIC SIDEWALK IS PROVIDED ON EACH STREET. EACH WALKWAY IS DISTINCT FROM THE DRIVEWAY.

UNDERSTANDING THAT IT IS INTENT OF THE AVENUES HISTORIC DESIGN GUIDELINES TO MINIMIZE CURB CUTS, THIS PROJECT IS GREATLY IMPROVING THE STREETSCAPE ALONG 2ND AVENUE BY REMOVING THE CURRENT CURB CUT FOR THE PARKING WITHIN THE PARK STRIP. HOWEVER, WITH THE LOT WIDTH BEING AS SHALLOW AS IT IS, MAINTAINING THE CURRENT CURB CUT FOR THE NEW DRIVEWAY WILL BE ESSENTIAL TO THE SAFETY OF THE OWNERS AND PEDESTRIANS WHILE THE OWNERS INGRESS AND EGRESS IN AND OUT OF THEIR ONE-CAR GARAGE AND CARPORT.

LANDSCAPE DESIGN FEATURES

FENCES & RETAINING WALLS
CONTINUING WITH THE SENSE OF CONTINUITY AND CHARACTER OF THE STREETSCAPE A 4' OPEN STEEL FENCE IS DESIGNED FOR THE LANDSCAPE COURTYARD FACING "T" STREET. IN ADDITION, THE SMALL LANDSCAPED ENTRY ON 2ND AVENUE INCORPORATES A RAISED PATIO COUPLED BY PLANTER BOXES WHICH OFFER A SENSE OF ENTRY TO BOTH FACADES.

SITE DESIGN FEATURES

FRONT SETBACK OF PRIMARY STRUCTURES
THE FRONT SETBACK OF THE NEW BUILDING IS KEPT IN LINE WITH THE RANGE OF SETBACKS SEEN HISTORICALLY ON THE BLOCK.

SIDE YARD SETBACK OF PRIMARY STRUCTURE
IN CONSIDERATION OF THE VISUAL IMPACT THAT THE NEW CONSTRUCTION HAS ON THE ADJACENT NEIGHBOR TO THE SOUTH, THE FRONT SECTION OF BUILDING MASS HAS BEEN SET BACK APPROXIMATELY 8' FROM THE PROPERTY LINE. THIS IS AN ADDITIONAL 4' FROM THE REQUIRED SIDE YARD SETBACK.

ACCESSORY STRUCTURES
THE DETACHED ONE CAR GARAGE WITH GABLED ROOF IS A SIMPLE WOOD STRUCTURE THAT IS UNIMPOSING AND SMALL IN SCALE. IT IS BUILT ALONG THE REAR OF THE LOT AND IS ACCESSED FROM 2ND AVENUE. THE GARAGE IS SETBACK AS FAR AS POSSIBLE FROM THE STREET. ONE HARDSHIP THIS PROJECT IS FACING IS THE REQUIRED 20' SETBACK FROM THE EXISTING SIDEWALK. CURRENTLY THE DESIGN IS SHOWING 16.5 FEET AND 10.44 INCHES FROM THE SIDE YARD.

ARCHITECTURAL FEATURES

BUILDING FORM & BUILDING MATERIALS
THE PRECEDING COMMENTARY ADDRESSES SIMILAR DESIGN GUIDELINES. PLEASE REFER TO ANY COMMENTARY RELATING TO BUILDING FORM AND MATERIALS IN PREVIOUS SECTIONS.

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LOT INFORMATION	TAX ID	09-32-482-001
	FRONT	37.12 FEET
	SIDE	115.0 FEET
	REAR	37.12 FEET
ZONING	ZONE	SR-1A
	PERMITTED USES	SINGLE FAMILY DETACHED DWELLING & ACCESSORY DWELLING UNIT
	LOT AREA	4268.8 SQ.FT.
	MIN. LOT AREA	5000 SQ.FT.
		LOT IS LEGAL, NON-COMPLYING IF SUBDIVIDED BEFORE 1995. COUNTY RECORDS SHOW RECORD OF LOT EXISTING BEFORE 1995 *(SEE ATTACHED DOCUMENT).*
	LOT WIDTH	37.12 FT.
	MIN. LOT WIDTH	50 FT.
	BUILDING HEIGHT	26.6'* **AVG. HEIGHT OF OTHER PRINCIPAL BUILDINGS (SEE SURVEY DOCUMENT).*
	MAXIMUM BUILDING HEIGHT *	PITCHED ROOFS 23' *(MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE).*
	EXTERIOR WALLS	16'
	MIN. YARDS	FRONT YARD = 19.6'* ** AVG. OF THE FRONT YARDS OF EXISTING BUILDINGS WITHIN THE BLOCK FACE.*
		CORNER SIDE YARD = 10'
		INTERIOR SIDE YARD = 4'
		REAR YARD = 28.75'* ** 25% OF LOT DEPTH*
	ACCESSORY BUILDINGS & STRUCTURES IN YARDS	BUILDING COVERAGE = 357 SQ.FT.
		ONE-CAR GARAGE = 293 SQ.FT.
		OUTDOOR STORAGE = 64 SQ.FT.
	MAXIMUM BUILDING COVERAGE	THE SURFACE COVERAGE OF ALL PRINCIPAL & ACCESSORY BUILDINGS SHALL NOT EXCEED 40%
		4268.8 SQ.FT. x 40% = 1708 SQ.FT.
		LOWER LEVEL FOOTPRINT = 1182 SQ.FT.
		ACCESSORY BUILDINGS = 357 SQ.FT.
		1182 + 357 SQ.FT. = 1539 SQ.FT.
		1539 / 4268.8 = 36% COVERAGE

Attachment B
DRT Comments

ORION GOFF
BUILDING OFFICIAL

SALT LAKE CITY CORPORATION

Department *of* Community *and* Economic Development
Building Services Division

RALPH BECKER
MAYOR

ZONING REVIEW COMMENTS

Log Number: PLNHLC2013-00934 & -00933
Project Name: Ownbey S/F Residence
Project Address: 88 NorthT Street
Planner: Janice Lew

Date: December 10, 2013
Zoning District: SR-1A
Overlay District: Historic
Reviewer: Alan R. Michelsen

COMMENTS

1) The height of structure exceeds the maximum 23 feet permitted for the zoning district.

2) The surface coverage of all principal and accessory buildings exceeds 40% of the lot area.

3) No setback data has been provided to verify that 19.5 feet front yard setback measurements where calculated in compliance with 21A.24.080.E.1.b.

4) The garage and structural roof supports to not comply with the interior side yard and rear yard setback requirements. The garage is considered attached as per 21a.62:
   GARAGE, ATTACHED: "Attached garage" means an accessory building which has a roof or wall of which fifty percent (50%) or more is attached and in common with a dwelling. Where the accessory building is attached to a dwelling in this manner, it shall be considered part of the dwelling and shall be subject to all yard requirements of the main building.
   To be considered detached, the garage should be located at least four feet behind the dwelling (measured nearest point to nearest point). An open fire rated breezeway meeting building code requirements may be constructed to connect the garage to the dwelling provided that the connection is less than 50% of common garage wall or roof.

5) If considered as a detached garage, the proposed detached garage shows a 16.feet setback from the sidewalk and a 20 feet setback from the sidewalk is required by section 21A.40.050.A.2. The site plan also shows a 22 feet deep garage, however a 20 feet deep garage will meet the minimum 17.5 feet required for a parking stall. The plans also show the garage is setback only 10.44 inches from the south property line when 12 inches is the minimum requirement. A dimension is needed to document distance from neighbor's house.

6) More dimensional and topographical information is needed to determine compliance with Table 21A.36.020, for encroachments into required yards.
   - A bay window appears to exceed the allowable encroachment into the interior side yard.
   - An exterior stairway appears to exceed the maximum allowable encroachment into the interior side yard.
   - Grade changes in the interior side yard appear to exceed the permitted maximum.
   - A pergola may exceed the maximum 120 square feet in the required front yard.
   - Eaves may encroach beyond the maximum 2 feet into required yards.

Note: Any reduced setback or design considerations will still need to all building code requirements for fire protection and fire separation.

Lew, Janice

From: Michelsen, Alan
Sent: Wednesday, November 27, 2013 3:50 PM
To: Lew, Janice
Subject: 88 T St. - PLNHLC2013-00933 new Construction PLNHLC2013-00934.

Janice, I assume that I am reviewing the setback for the garage since no front yard setback data has been provided.

The proposed detached garage shows a 16.feet setback from the sidewalk and a 20 feet setback from the sidewalk is required by section 21A.40.050.A.2. The site plan also shows a 22 feet deep garage, however a 20 feet deep garage will easily meet the minimum 17.5 feet required for a parking stall. The plans also show the garage is setback only 10.44 inches from the south property line when 12 inches is the minimum requirement.

My recommendation is that the applicant comply with the 1 feet minimum setback requirement from all property lines and construct a 20 feet deep garage leaving a 18.63 feet setback from the side walk.

The applicant well also need to show that no portion of the proposed garage is closer than 10 feet to any portion of the dwelling on the neighboring lot to the east.

ALAN R. MICHELSEN

Development Review Planner II

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
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Lew, Janice

From: Walsh, Barry
Sent: Wednesday, November 27, 2013 10:01 AM
To: Lew, Janice
Subject: RE: 88 T St - PLNHLC2013-00933 New Construction PLNHLC2013-00934 Special Exception

November 27, 2013

Janice Lew, Planning

Re; Special exception for 88 N "T" street PLNHLC2013-00933 and PLNHLC2013-00934.

The transportation review comments and recommendations area s follows:
The drawings show the required two onsite parking stalls, a single car garage and a single stall carport. The garage set back is only 16.5' and needs signage placed on the garage door "No parking in front of garage door" to regulate vehicle encroachment on public sidewalk. (minimum stall depth is 17.5')

Sincerely,

Barry Walsh
SLC trans.

From: Lew, Janice
Sent: Monday, November 25, 2013 12:37 PM
To: Butcher, Larry; Walsh, Barry
Subject: 88 T St - PLNHLC2013-00933 New Construction PLNHLC2013-00934 Special Exception

All,

Please review the attached material and respond with any written comments relative to your area of expertise by December 11, 2013. The applicant has also submitted a Special Exception request for building height and lot coverage. If you do not have any comments, please send me an email to that effect. Let me know if you would like a paper copy of the plans or if you have any questions. Thank you for your assistance.

Regards,
Janice

JANICE LEW
Senior Historic Preservation Planner

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