

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
May 5, 2016
City & County Building
451 South State Street, Room 326

1. **Dosch/Clary Single-Family New Construction at approximately 279 North J Street** – Campbell Dosch and Jeseca Clary, as owners of the subject property, are requesting approval from the City to develop a new single-family house at the above stated address in the Avenues Historic District. Currently, the site is vacant and has previously served as a subject parcel to an adjacent property. At its maximum height, the proposed building will be 31 feet 6 inches above existing grade. This project requires a Certificate of Appropriateness for New Construction in a Historic District, a Special Exception for additional pitched roof height, a Special Exception for additional flat roof height and a Special Exception for additional exterior wall height. The property is in the SR-1A (Special Development Pattern) zoning district located in City Council District 3, represented by Stan Penfold. This project must be reviewed by the Historic Landmark Commission because it is for new construction in a local historic district. (Staff contact: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com)
- a. **New Construction in a Historic District** - In order to build the project noted above, a Certificate of Appropriateness for New Construction in a Historic District is required. The project is a new single-family house of contemporary design on a site which is currently vacant. (Case Number PLNHLC2015-00845)
 - b. **Special Exceptions for Additional Height** - In order to build the project noted above, three different Special Exceptions for Additional Height are required as outlined below: (Case Number PLNHLC2016-00276)
 - i. Special Exception for Additional Pitched Roof Height of 31 feet 6 inches. The maximum pitched roof height for the SR-1A zone is 23 feet or 27.61 feet via block face average.
 - ii. Special Exception for Additional Flat Roof Height of 29 feet 3 inches. The maximum flat roof height for the SR-1A zone is 16 feet.
 - iii. Special Exception for Additional Exterior Wall Height of 31 feet 6 inches. The maximum exterior wall height in the SR-1A is 16 feet.

These Special Exceptions are necessary for the proposed design to be executed on the subject parcel.

Decision: Approved

Dated at Salt Lake City, Utah this 5th day of May, 2016
Michelle Moeller, Administrative Secretary