



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Lex Traugher – Senior Planner  
(801) 535-6184 or lex.traugher@slcgov.com  
**Date:** August 4, 2016  
**Re:** Petitions PLNHLC2016-00195 & 00560, 715 N. West Capitol Street

## NEW CONSTRUCTION IN AN HISTORIC DISTRICT AND A SPECIAL EXCEPTION REQUEST FOR OVERALL BUILDING HEIGHT

**PROPERTY ADDRESS:** 715 N. West Capitol Street

**PARCEL ID:** 08-25-477-031

**HISTORIC DISTRICT:** Capitol Hill Historic District

**ZONING DISTRICT:** RMF-35 (Moderate Density Multifamily Residential) & H (Historic Preservation Overlay District)

**MASTER PLAN:** Capitol Hill Master Plan – Medium Density Residential 15-30 DUs/Acre

**REQUEST:** Randy Krantz, Eastwind Construction, LLC, is requesting a Certificate of Appropriateness (COA) from the City to build a new single family residence on the property located at approximately 715 N. West Capitol Street in the Capitol Hill Historic District. Said construction requires consideration of a Special Exception for modification to building height at two points on the south building façade.

**RECOMMENDATION:** Staff recommends that the Historic Landmark Commission review the petitions, and grant the requests for a COA and a Special Exception pursuant to the following conditions of approval, and the findings and analysis in this report:

1. Approval of the final details of the design, including windows and doors, as well as any other direction expressed by the Commission shall be delegated to Planning Staff.
2. Any approved plan by the Historic Landmark Commission is not a “Conceptual Development Plan”, and therefore, any significant modifications to approved plans, as determined by the Planning Director, will require reconsideration by the Historic Landmark Commission.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.
4. The Historic Landmark Commission specifically approves the two modifications to building height, one of ten inches (10”) and one of three feet (3’) on the south elevation of the structure as identified and analyzed in this staff report, and shown on the attached elevation drawings (Attachment C).

**MOTION REGARDING NEW CONSTRUCTION:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve a COA for the request for new construction located at approximately 715 N. West Capitol Street, subject to the applicable conditions of approval noted above.

**MOTION REGARDING SPECIAL EXCEPTION:** 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 the Special Exception request for additional building height on two locations on the south elevation of the home (as shown on the attached building elevations) located at approximately 715 N. West Capitol Street, subject to the applicable condition of approval as noted above.

**BACKGROUND AND PROJECT DESCRIPTION:**

Randy Krantz of Eastwind Construction, LLC, is requesting approval for the construction of a new single-family home in the Capitol Hill Historic District (see Exhibit C – Development Plans).

The proposed home is a contemporary design utilizing modern interpretation of historic home features. The plans show low sloping roofs, a covered front porch and a fairly consistent fenestration pattern. Proposed materials include brick veneer, stucco (real stucco, EIFS is not appropriate), cedar lap siding, and architectural grade asphalt shingles.

The subject lot is challenging as it is steeply sloped. In addition, a foundation was permitted and built on the subject lot some years ago, but a home was never completed. The proposed home essentially follows the slope of the lot and is terraced down the hillside from West Capitol Street to the west.

The proposed home as it is viewed from West Capitol Street will be compatible with other homes along the street frontage in mass and scale. Because of the slope of the lot and the existing foundation, the proposed home has two points where the building minimally exceeds the building height allowed by zone. The applicant has submitted a Special Exception request to address these two points, and the Historic Landmark Commission has the authority to grant additional building height.

**PHOTOS OF SUBJECT SITE:**



View of subject site from N. West Capitol Street.



An aerial view of the subject site showing the existing foundation.

**KEY ISSUES:**

The key issue listed below has been identified:

**Issue 1:** The applicant is seeking minor modifications to building height on the south facade of the structure.

**Discussion:** The subject lot and existing foundation prove difficult for meeting the 35 foot height limit imposed in the RMF-35 Zone. The subject lot falls off very steeply and as such provides a challenge to meeting building height. The proposed home has been designed to meet the 35 foot height limit as it is essentially “terraced” down the hillside. The applicant has made the height work except for two locations as shown on the elevation drawings. One point exceeds the height limit by ten inches (10”) and the other by three feet (3’). Given the challenges of the lot and existing foundation, it appears that the applicant has been sensitive to the height requirement per zone and is asking for very minor modifications to make the project work. Planning Staff would support the approval of the minor modifications to building height the applicant is requesting.

**Issue 2:** As of the writing of this staff report, the applicant has provided little detail of proposed windows and doors.

**Discussion:** Typically, on new construction, specific window and door information is provided in the application and is evaluated by Planning Staff prior to HLC consideration. This information includes specific window and door models from a specific manufacturer. In this case, the applicant has indicated in writing that all windows in the front facing West Capitol Street are fixed, and any of the small windows in bathrooms or utility rooms could either be fixed or casement type windows. All windows in the rear are fixed and with sliding patio door(s). All exterior or entry doors will be solid core with glass, all fixed and patio doors as required per code will be tempered glass. Standard door and window header heights will be 8 ft. for the main level and upper level and lower levels to be 6’-8”. All window and door frames will be the same color as the fascia trim which will be black or dark grey.

The door and fenestration pattern as proposed is appropriate in terms of solid to void ratio. Fixed windows, casement windows, single/double hung windows would all be appropriate in locations on the home as seen from the street. Slider style windows are not appropriate in locations that can be seen from the street. In terms of window materials, wood windows are preferable, but other materials such as aluminum clad wood, fiberglass, or vinyl can be considered. Should the applicant receive project approval, it is suggested that the Historic Landmark commission delegate authority to Planning Staff to work with the applicant to finalize window and door details.

**NEXT STEPS:**

If the project is approved by the HLC, the applicant’s proposal would proceed to the building permit stage. If denied by the HLC, the applicant would need to modify plans for reconsideration.

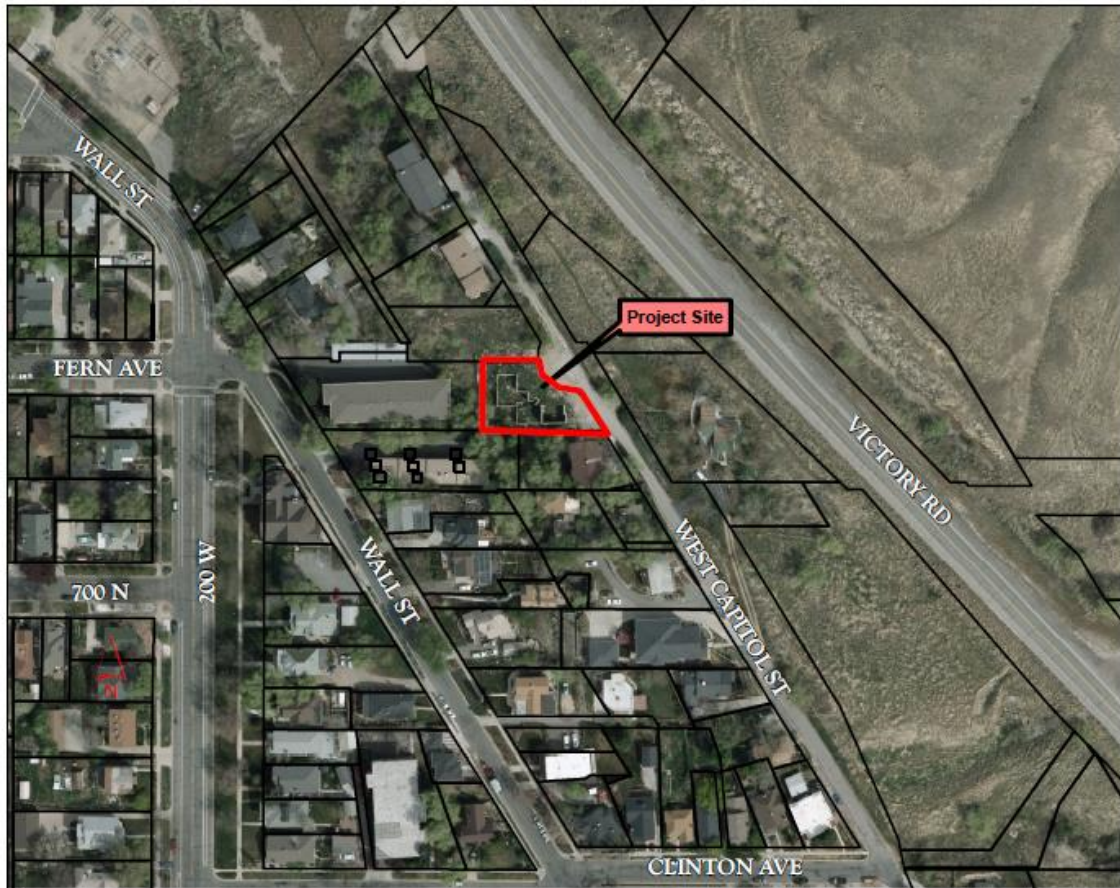
**ATTACHMENTS:**

- A. Vicinity Map
- B. Historic District Map
- C. Development Plan Set

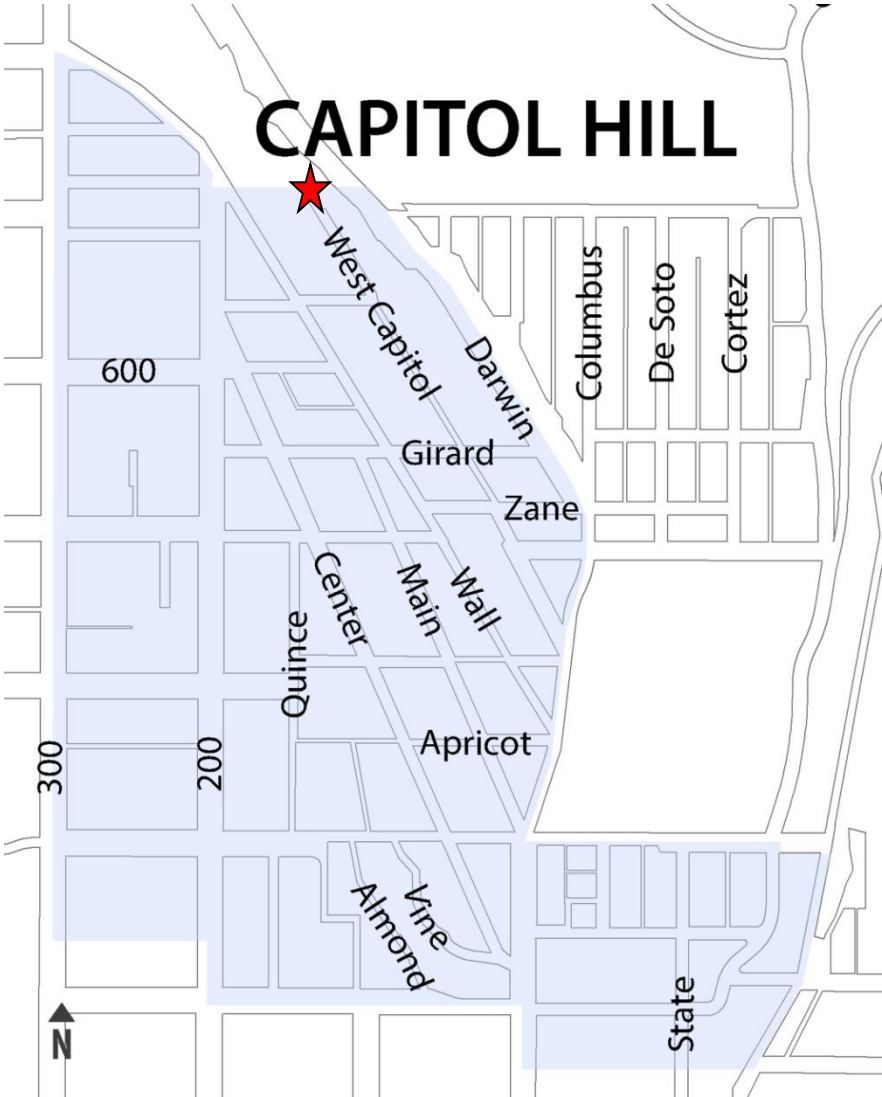
- D.** Applicant Information
- E.** Existing Conditions
- F.** Analysis of Standards for New Construction
- G.** Applicable Design Guidelines
- H.** Analysis of Standards for Special Exceptions
- I.** Public Process and Comments
- J.** Motions



# ATTACHMENT A: VICINITY MAP



# ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

# **ATTACHMENT C: DEVELOPMENT PLAN SET**

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715 N WEST CAPITOL STREET

SCALE:



AERIAL MAP

SHEET INDEX:

- 0 - COVER SHEET
- 1 - RENDERINGS
- 2 - CONTEXT IMAGES
- 3 - EXTERIOR ELEVATIONS
- 4 - SITE PLAN
- 5 - ENLARGED SITE PLAN
- 6 - MAIN LEVEL PLAN
- 7 - UPPER LEVEL FLOOR PLAN
- 8 - SUB-BASEMENT FLOOR PLAN
- 9 - BASEMENT FLOOR PLAN
- 10 - MAIN LEVEL FRAMING
- 11 - BASEMENT LEVEL FRAMING
- 12 - UPPER LEVEL FRAMING
- 13 - ROOF FRAMING PLAN
- 14 - SUB-BASEMENT LEVEL ELECTRICAL
- 15 - BASEMENT LEVEL ELECTRICAL
- 16 - MAIN LEVEL ELECTRICAL PLAN
- 17 - UPPER LEVEL ELECTRICAL PLAN
- 18 - TYPICAL DETAILS
- 19 - GENERAL NOTES
- 20 - SECTIONS
- 21 - SECTIONS

- EXTERIOR MATERIALS:
- 1 - BRICK VENEER - CAPE COD RED BY MOUNTAIN STATE BRICK
  - 2 - STUCCO - MESA VERDE GREY
  - 3 - LAPPED CEDAR SIDING - MESA VERDE GREY

THE DESIGN OF THE NEW HOME HAS TWO CRITERIA'S AND OBJECTIVES; 1 - TO MEET THE HEIGHT RESTRICTIONS & REQUIREMENTS. 2 - TO DESIGN A HOME THAT WOULD BE COMPATIBLE WITH THE NEIGHBORHOOD AND REFLECT WHAT WOULD BE ACCEPTABLE IN THE HISTORIC DISTRICT.

WE ARE BUILDING ON AN EXISTING FOUNDATION; A FOUNDATION THAT WAS BUILT 5-7 YEARS AGO AND AT THAT TIME THE PROJECT WAS STOPPED BECAUSE THE ORIGINAL TOPOGRAPHY WAS OFF ABOUT 10' AND THE BUILDING, AS DESIGNED, DIDN'T MEET THE HEIGHT RESTRICTION & REQUIREMENT.

OUR FIRST DESIGN WAS A MODERN 1960's ROOF STYLE THAT SOME OF THE PLANNERS LIKED, BUT WAS NOT ACCEPTABLE TO ONE PLANNER, SO WE REDESIGNED A HOME TAKING SOME OF THE UPPER LEVEL OFF, MAINTAINING A LOW 3/12 PITCH ROOF AND DESIGNED A PRAIRIE STYLE HOME THAT WOULD BE MORE COMPATIBLE W/ EXISTING HOMES AND STYLES AND BE MORE REFLECTIVE OF A HISTORICAL MODERN PRAIRIE STYLE HOME, THAT STILL MAINTAINS THE HEIGHT RESTRICTIONS AND GUIDELINES.

THERE IS NOT ANY ONE TYPE OF THEME IN THE NEIGHBORHOOD, THE HOUSE TO THE SOUTH IS A BIG YELLOW TWO STORY BOX; THE HOUSE TO THE SOUTH OF THAT ONE HAS A MIX OF ROOF PITCHES RANGING FROM 8/12 TO 3/12 AND SITS DOWN LOW WITH AN INVERTED DRIVE WAY. NEXT TO THAT ONE TO THE SOUTH IS A HOUSE WITH A ROUNDED ROOF WHICH IS VERY COMMERCIAL LOOKING; THE NEXT HOUSE IS SET DOWN LOW WITH AN INVERTED DRIVE; KIND OF A CAPE COD / CRAFTSMAN STYLE HOME.

TO THE NORTH IS A SPLIT LEVEL HOME WITH AN INVERTED DRIVE AND NEXT TO THAT IS A RAMBLER PLAN. THE MOST PREDOMINANT FEATURES OF ALL THE HOUSES ARE THE MATERIALS, MOST OF WHICH HAVE HORIZONTAL LAPPED SIDING WITH SOME BRICK.

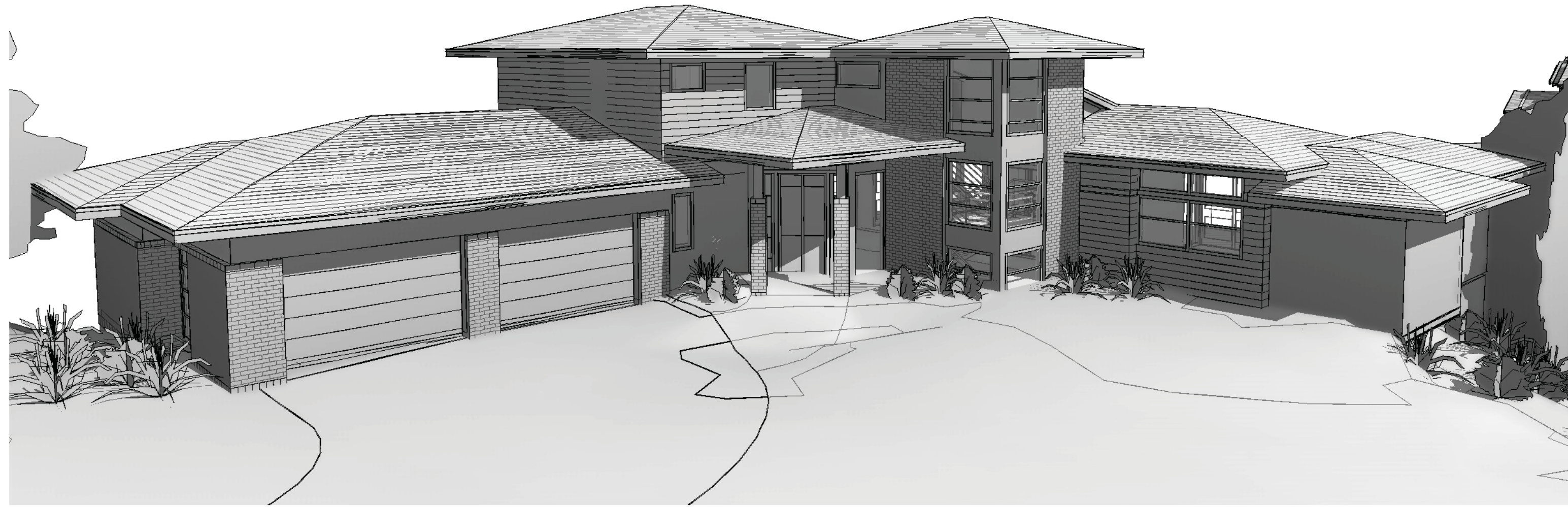
SO WE FEEL THAT WHAT WE HAVE DESIGNED MEETS THE EXPECTATIONS OF THE HISTORICAL LANDMARK COMMISSION.



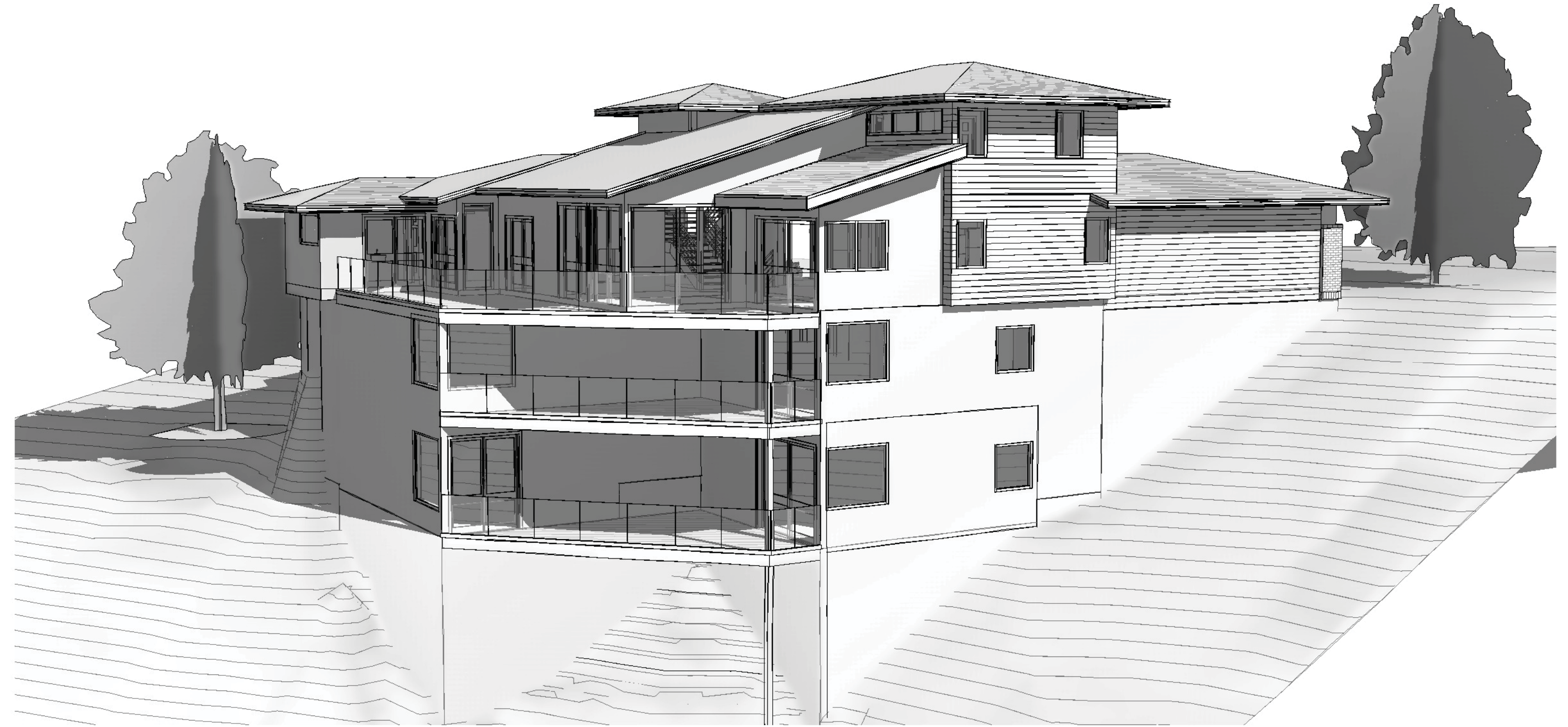
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VIEW 1  
SCALE:

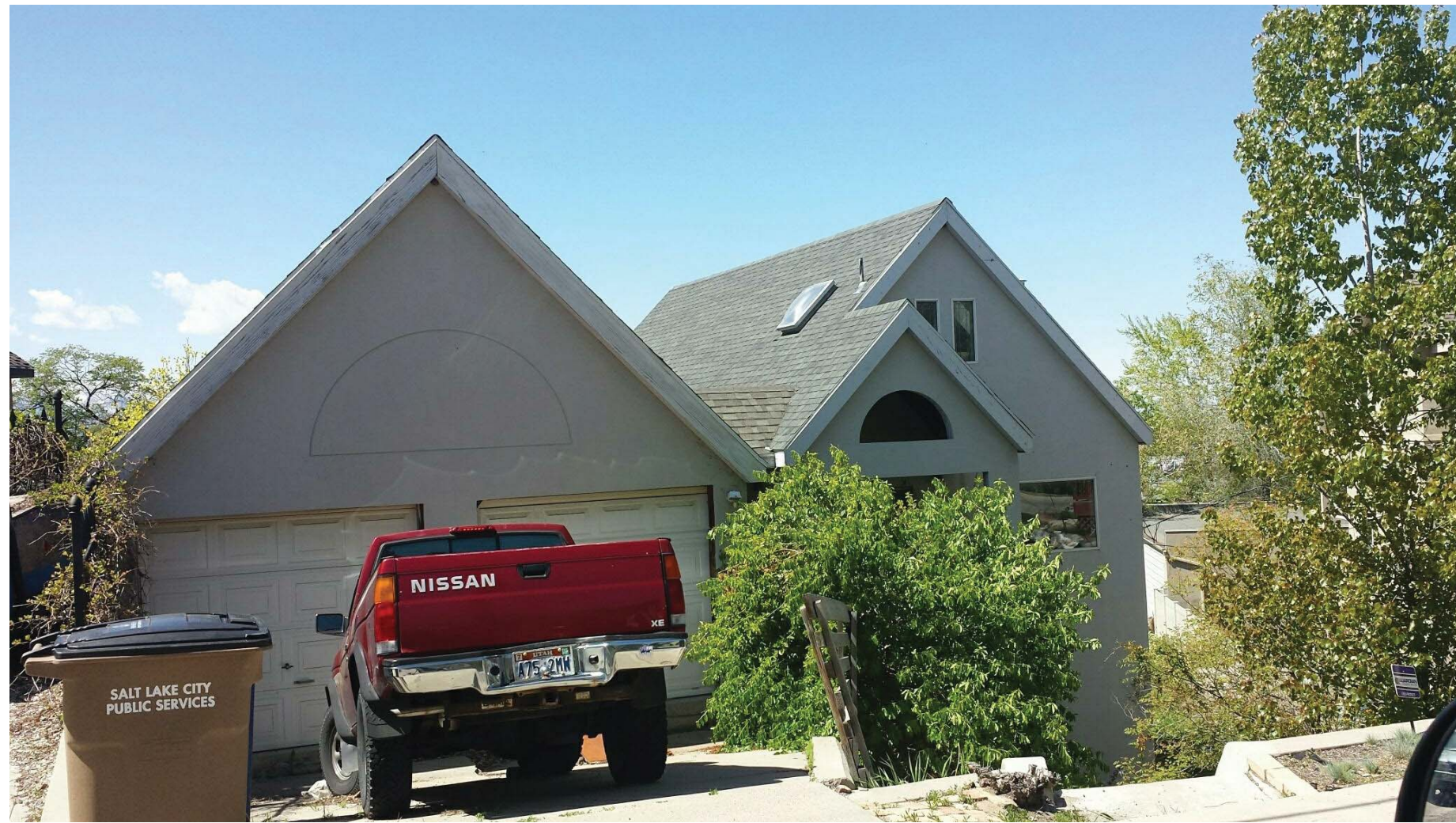


VIEW 2  
SCALE:



VIEW 3  
SCALE:





651 N. WEST CAPITOL STREET



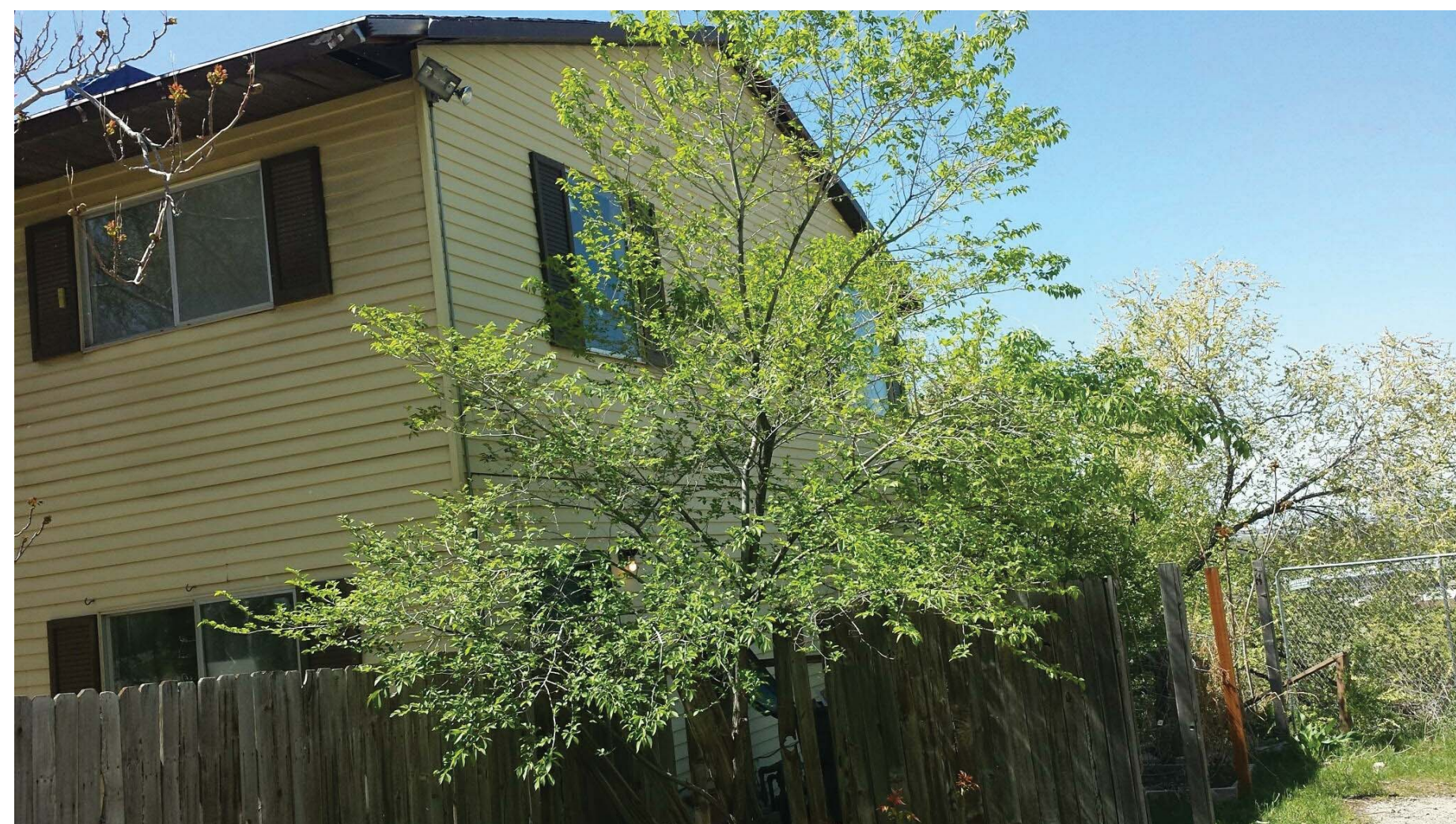
681 N. WEST CAPITOL STREET



683 N. WEST CAPITOL STREET



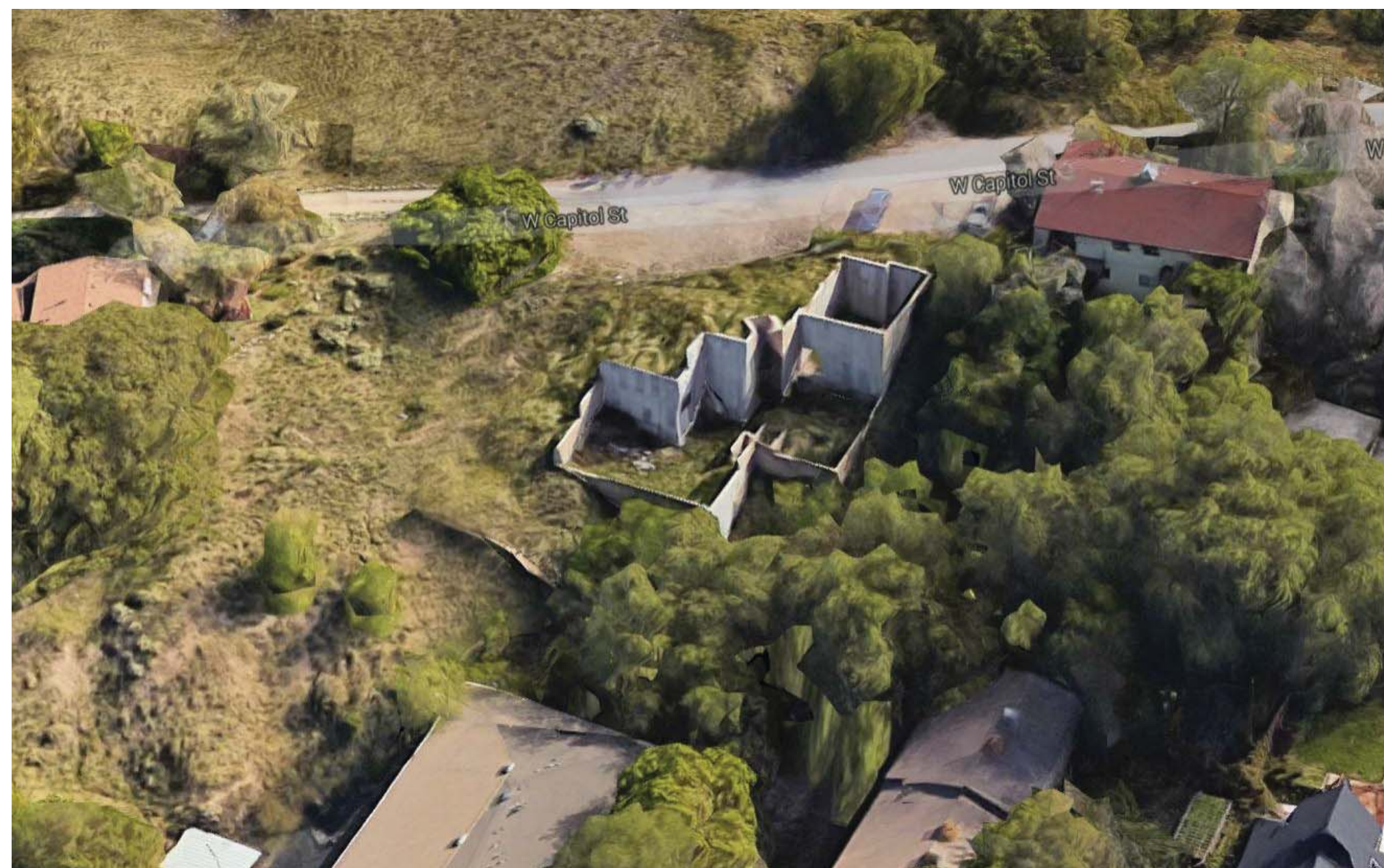
631 N. WEST CAPITOL STREET



707 N. WEST CAPITOL STREET



707 N. WEST CAPITOL STREET



AERIAL 3D OF EXISTING FOUNDATION



587 N. WEST CAPITOL STREET

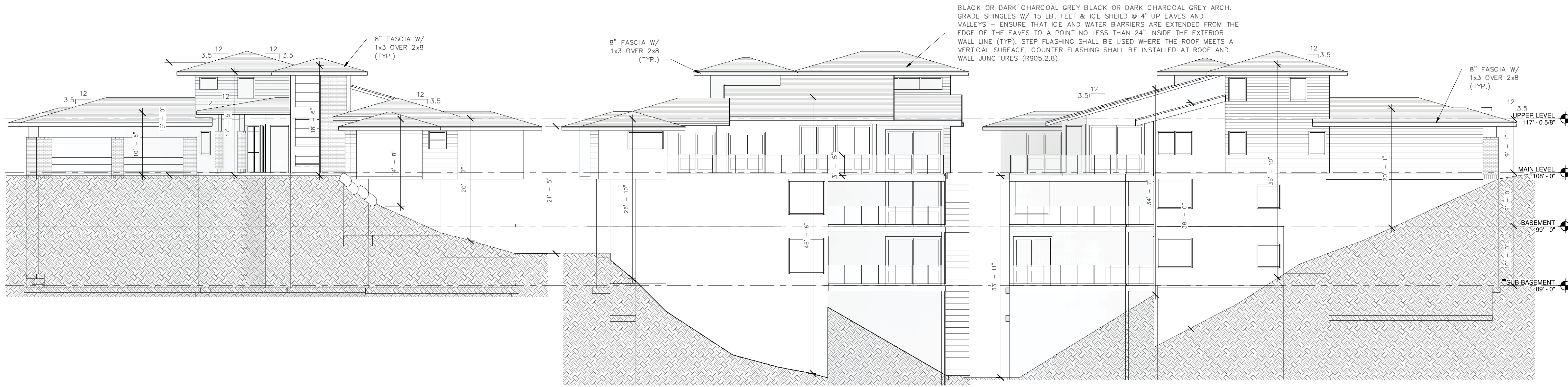


581 N. WEST CAPITOL STREET



581 N. WEST CAPITOL STREET





BLACK OR DARK CHARCOAL GREY ARCH. GRADE SHINGLES W/ 15 LB. FELT & ICE SHIELD @ 4' UP EAVES AND VALLEYS - ENSURE THAT ICE AND WATER BARRIERS ARE EXTENDED FROM THE EDGE OF THE EAVES TO A POINT NO LESS THAN 24" INSIDE THE EXTERIOR WALL LINE (TYP). STEP FLASHING SHALL BE USED WHERE THE ROOF MEETS A VERTICAL SURFACE, COUNTER FLASHING SHALL BE INSTALLED AT ROOF AND WALL JUNCTURES (R905.2.8)

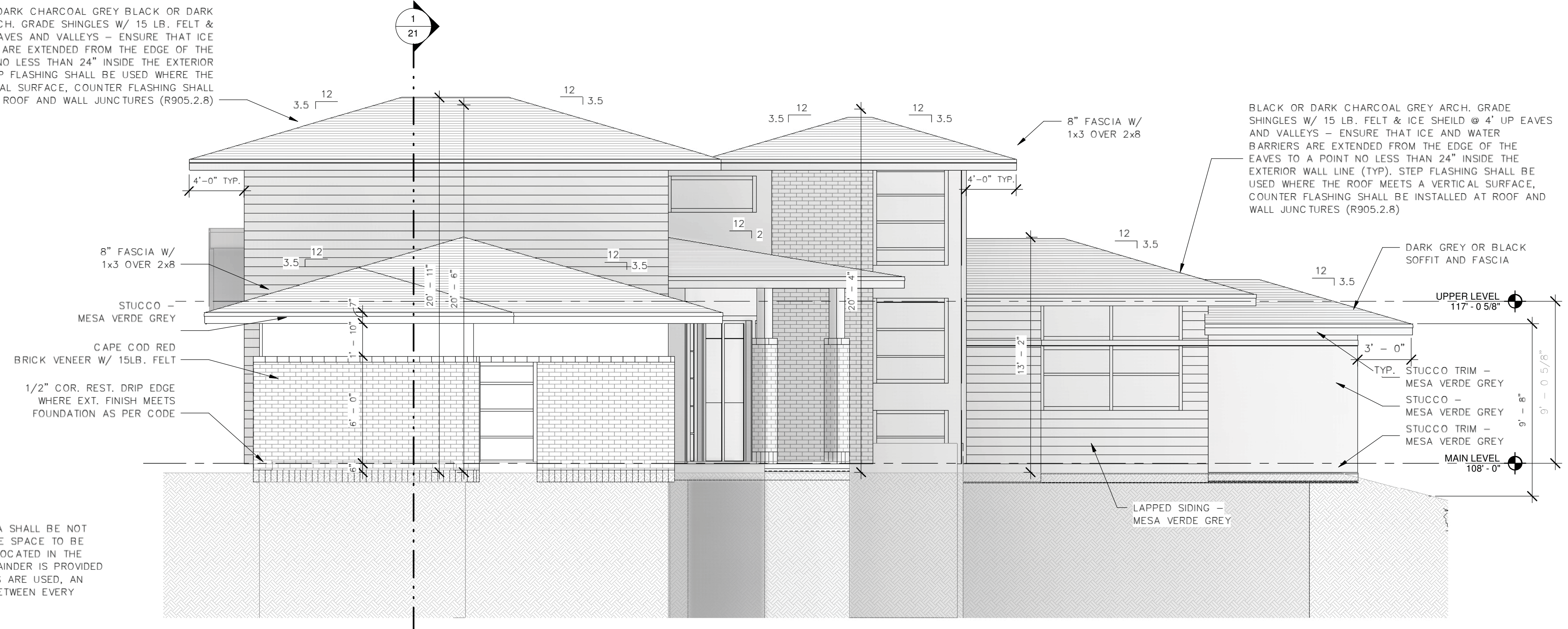
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

BLACK OR DARK CHARCOAL GREY ARCH. GRADE SHINGLES W/ 15 LB. FELT & ICE SHIELD @ 4' UP EAVES AND VALLEYS - ENSURE THAT ICE AND WATER BARRIERS ARE EXTENDED FROM THE EDGE OF THE EAVES TO A POINT NO LESS THAN 24" INSIDE THE EXTERIOR WALL LINE (TYP). STEP FLASHING SHALL BE USED WHERE THE ROOF MEETS A VERTICAL SURFACE, COUNTER FLASHING SHALL BE INSTALLED AT ROOF AND WALL JUNCTURES (R905.2.8)

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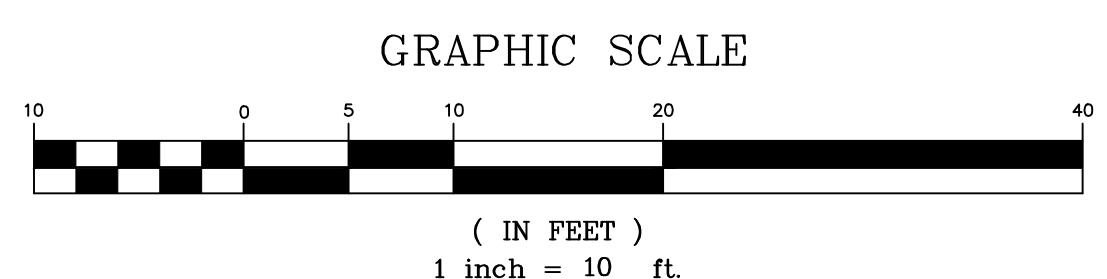
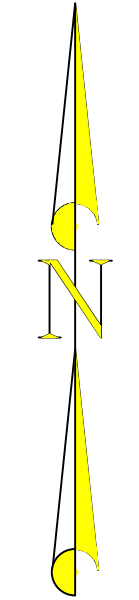
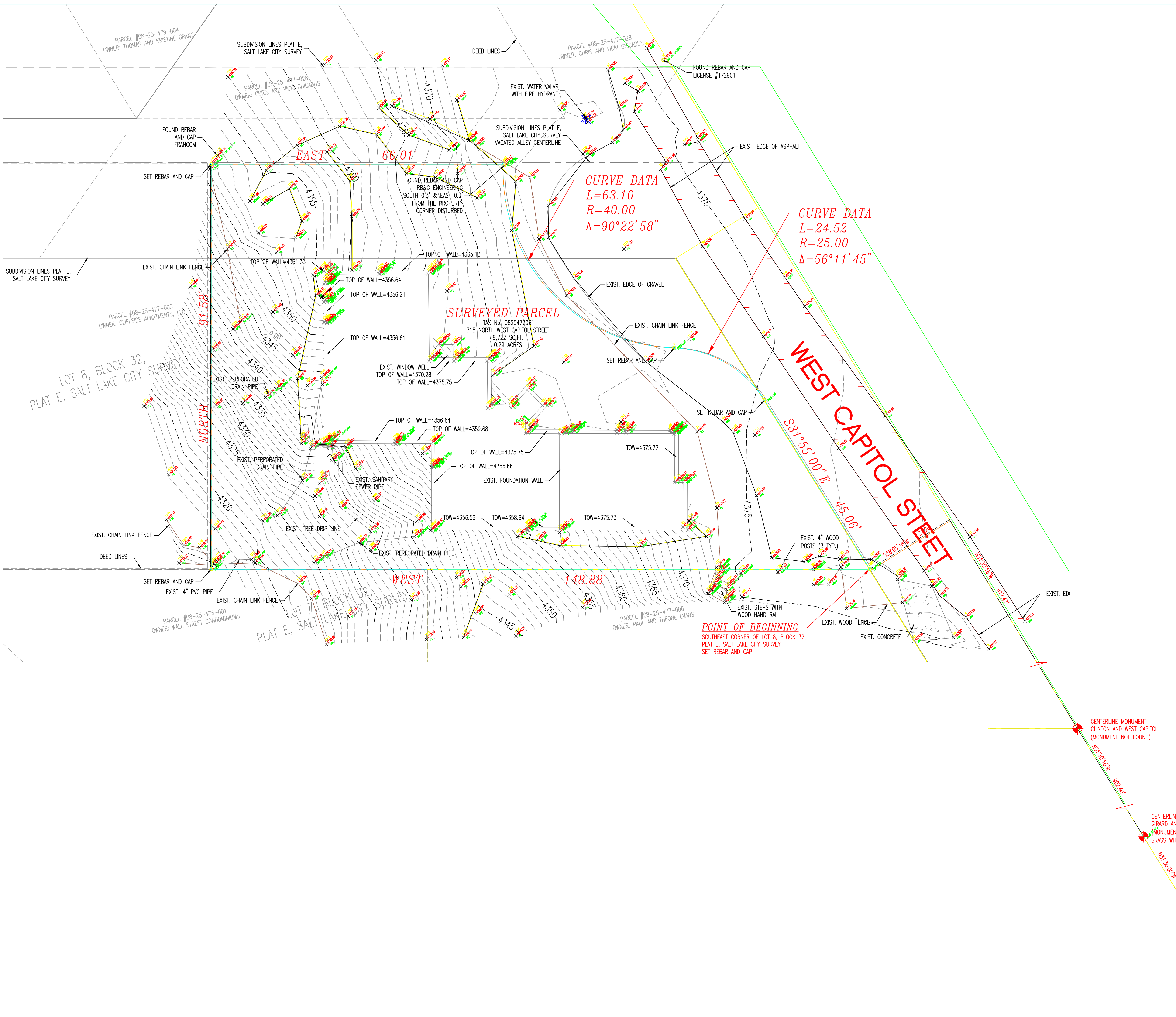
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM ALL FOUNDATION WALLS A MINIMUM OF 5% OR 6" WITHIN THE FIRST 10'

NOTE: THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED OR 1/300 IF 50%-80% IS LOCATED IN THE UPPER 3' OF THE ATTIC AND THE REMAINDER IS PROVIDED BY SOFFIT VENTS. WHERE SOFFIT VENTS ARE USED, AN INSULATION DAM MUST BE PROVIDED BETWEEN EVERY OTHER TRUSS AND/OR RAFTER

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS:
- 1 - BRICK VENEER - CAPE COD RED BY MOUNTAIN STATE BRICK
  - 2 - STUCCO - MESA VERDE GREY
  - 3 - LAPPED CEDAR SIDING - MESA VERDE GREY





**LEGEND**

	BOUNDARY LINE
	DEED AND ADJACENT SUBDIVISIONS
	MONUMENT LINE
	FENCE LINE
	BUILDING
	CONCRETE
	SECTION CORNER MONUMENT
	STREET MONUMENT
	FIRE HYDRANT
	WATER METER

**SURVEYORS CERTIFICATE**

I, C. DAVID MCKINNEY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE No. 5251295. I FURTHER CERTIFY THAT A BOUNDARY SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

C. DAVID MCKINNEY LICENSE No. 5251295 DATE

**DEED DESCRIPTION**

PARCEL #08-25-477-031 BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 32, PLAT E, OF SALT LAKE COUNTY SURVEYOR; THENCE WEST 148.88 FEET; THENCE NORTH 91.58 FEET; THENCE EAST 66 FEET; SOUTHEASTERLY ALONG A 40 FOOT RADIUS CURVE TO LEFT 64.03 FEET; THENCE SOUTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO RIGHT 24.88 FEET; THENCE SOUTH 31'55" EAST 45.06 FEET TO THE POINT OF BEGINNING.

**NARRATIVE**

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 31°30'16" EAST BETWEEN THE BRASS MONUMENT AT THE INTERSECTION OF WEST CAPITAL AND GIRARD AND THE BRASS MONUMENT AT THE INTERSECTION OF WEST CAPITAL AND ZANE.

THE BEARING USED CAME FROM THE SALT LAKE CITY SURVEY ATLAS PLAT "A", PLAT 12.

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE PROPERTY LINES AND TOPOGRAPHY FOR FUTURE CONSTRUCTION.

COUNTY MONUMENT 1N1W367A AT 640 NORTH AND 80 WEST WAS USED AS THE BENCHMARK NAVD 88 ELEVATION 4437.334'

REVISIONS:

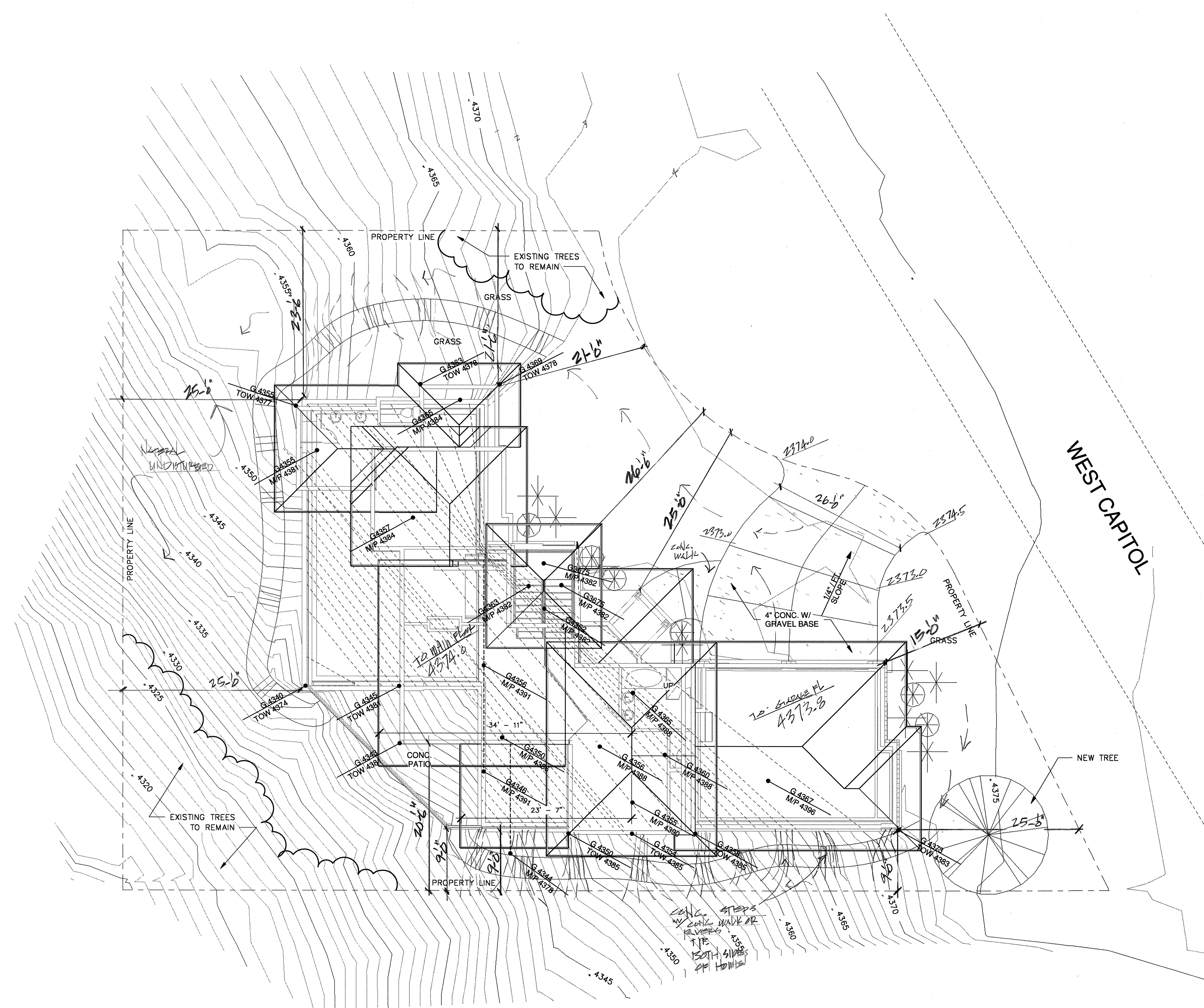

**LOCATED IN SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**

**BROMAC**  
Land Surveying and Engineering  
9229 S REDWOOD ROAD, STE A  
WEST JORDAN, UT 84088  
Phone: (801) 859-2416 email: BROMAC@LIVE.COM

BOUNDARY AND TOPOGRAPHIC SURVEY  
**715 NORTH WEST CAPITOL STREET**  
SALT LAKE CITY, UT 84103  
CLIENT: GALBRAITH LANDSCAPE

**BOUNDARY + TOPOGRAPHIC SURVEY**  
FIELD: PM DRFT: CDM / JR  
JOB# B-2013-094  
DATE: DECEMBER 4, 2013  
SHEET NO.  
**1 OF 1**





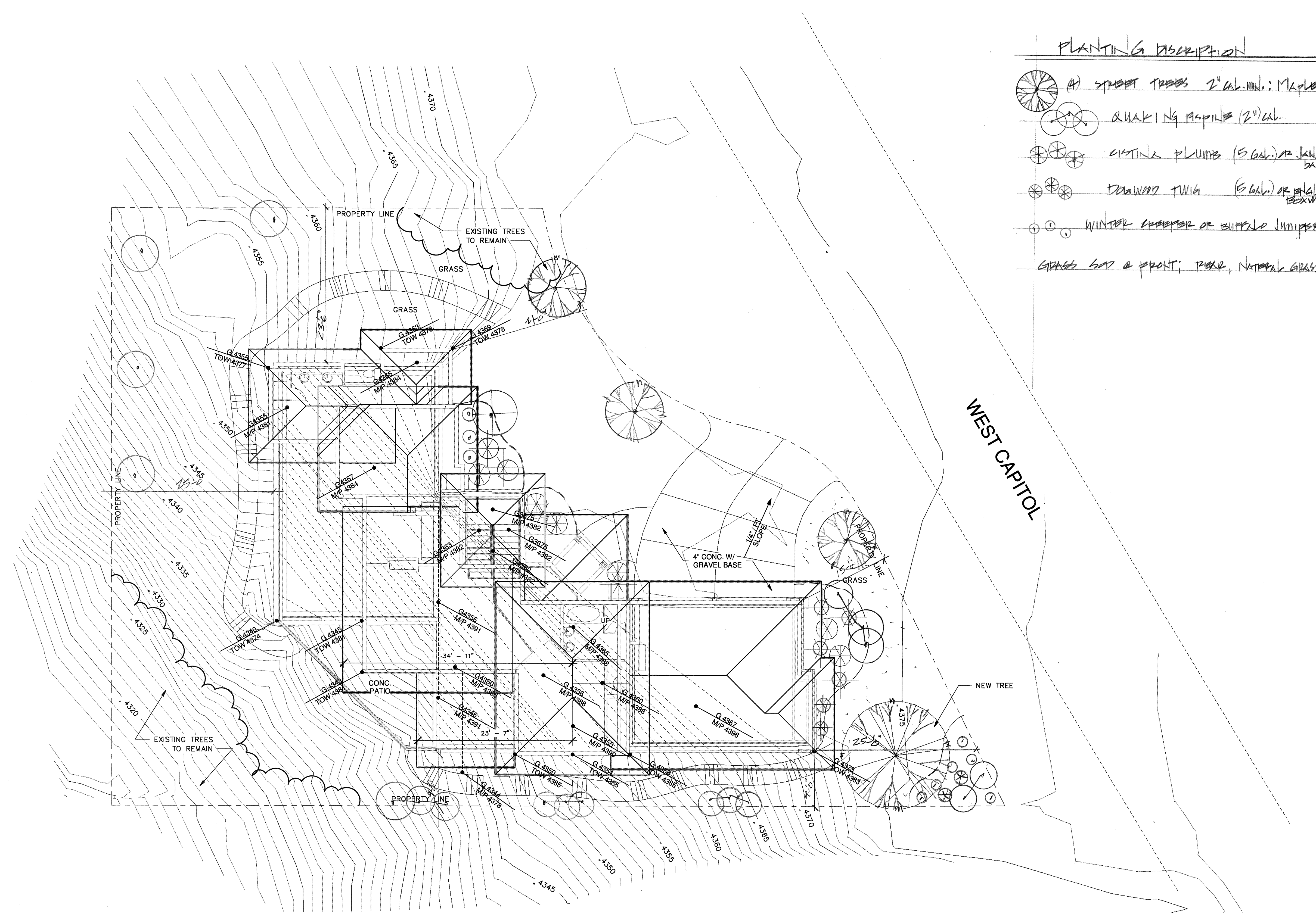
- SITE PLAN NOTES:
1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2012 (IRC), AND ALL CITY OR COUNTY REGULATIONS. CONTACT PUBLIC WORKS OFFICE BEFORE BEGINNING WORK.
  2. BUYER/OWNER SHALL SECURE ALL PERMIT PRIOR TO DOING ANY WORK. ON SITE AND IN THE PUBLIC RIGHT OF WAY, TRAFFIC PLANS, BONDING, AND ANY INSURANCE WILL BE REQUIRED. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND AVAILABILITY OF EXISTING UTILITIES.
  3. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
  4. CURB AND GUTTER SHALL BE APWA STANDARD DRAWING NO. 205 TYPE "A" OR APPROVED EQUIV.
  5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN THE IRC. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN A 24 HOUR PERIOD OF A REQUEST. FINAL REPORTS AS SPECIFIED IN THE IRC SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
  6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  7. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
  8. ANY OMISSION OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
  9. PIPE BEDDING SHALL BE 3/4" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8".
  10. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS TRENCH DRAIN AT FOUNDATION ON SITE.
  11. CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATION SHOWN.
  12. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
  13. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING MUD / DIRT ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
  14. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
  15. STRAW WATLES (OR EQ.) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION. BERMS OR SWELLS MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

SITE PLAN (OVER-ALL)  
 SCALE: 1/8" = 1'-0"  
 GRADING PLAN  
 115 WEST CAPITOL STREET SLC. UT.

GREG M. LARSEN DESIGN GROUP INC.  
 380 N. 200 W. - SUITE 107  
 BOUNTIFUL, UTAH 84010  
 (801) 292-6263

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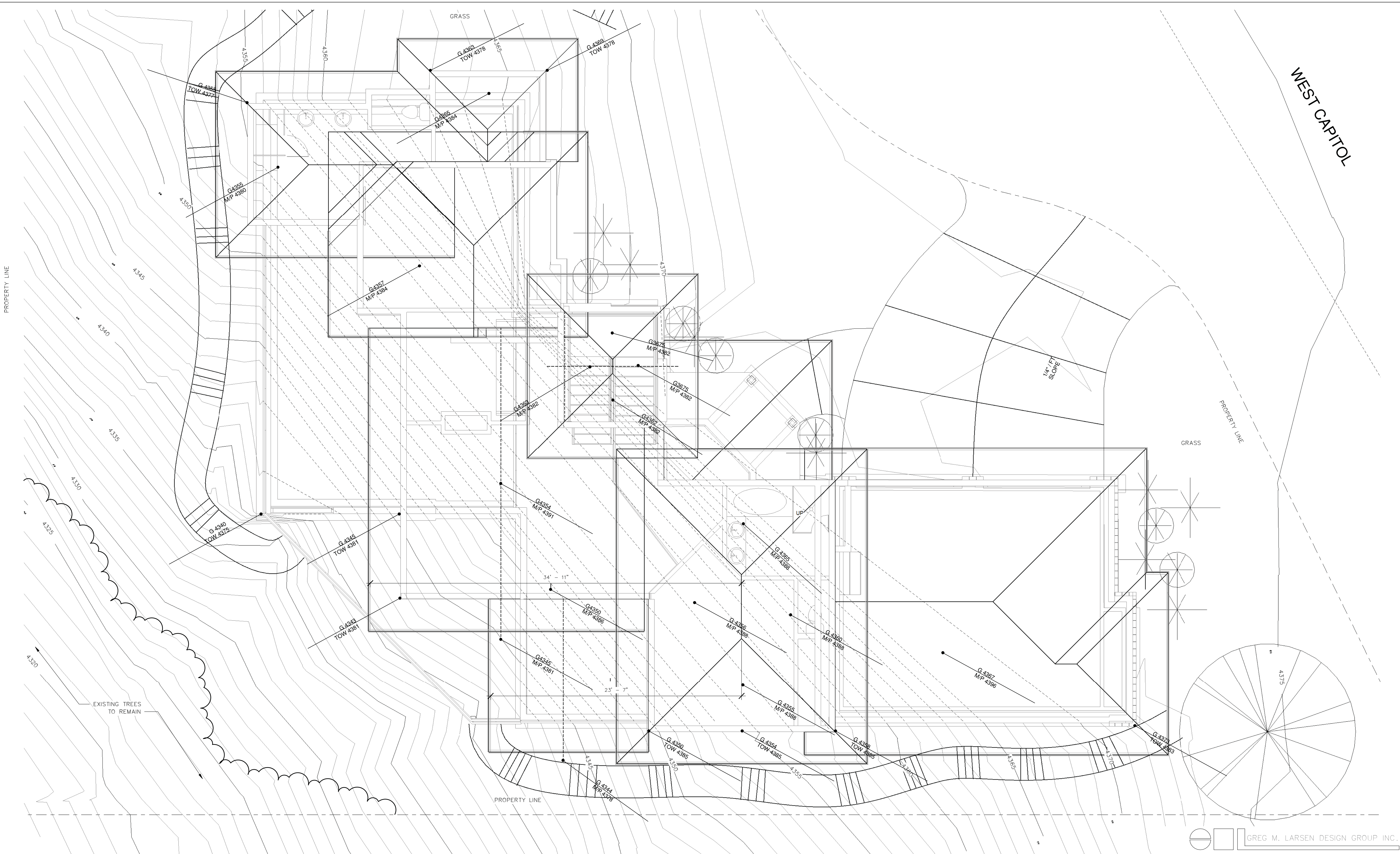


- PLANTING DESCRIPTION
- (A) STREET TREES 2" CAL. MIN.; MAPLE OR BIRCH
  - QUAKING ASPEN (2") CAL.
  - EXISTING PLUMS (5 GAL.) OR JAPANESE BARBERRY
  - DRAWN TWIG (5 GAL.) OR ENGLISH DIVERSE BOXWOOD
  - WINTER GREENER OR BUFFALO JUNIPER OR B&B.
- GRASS SOD @ FRONT; TURF, NATURAL GRASS & WILD FLOWERS

SITE PLAN (OVER-ALL)  
 SCALE: 1/8" = 1'-0"  
CONCEPTUAL LANDSCAPE PLAN

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PROPERTY LINE

WEST CAPITOL

PROPERTY LINE

PROPERTY LINE

EXISTING TREES TO REMAIN

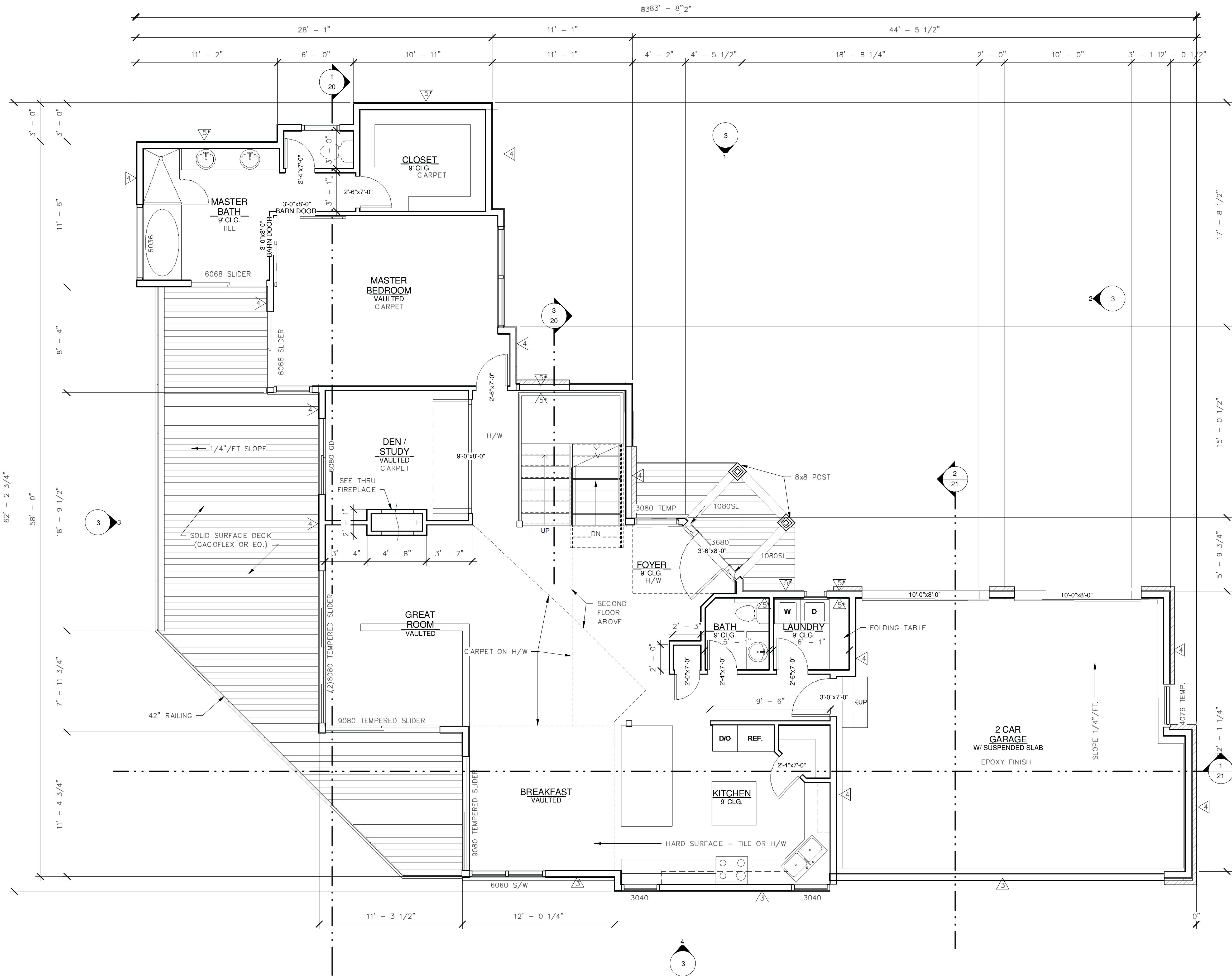

 GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. - SUITE 107  
 BOUNTIFUL, UTAH 84010  
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**SITE PLAN (ENLARGED)**  
 SCALE: 1/4" = 1'-0"

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- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
  2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
  3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHORED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
  4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
  5. LOW-FLUSH TOILETS REQUIRED, MAXIMUM 1.6 GALLONS PER FLUSH.
  6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
  7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
  8. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
  9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
  10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
  11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
  12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
  13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
  14. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
  15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
  16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
  17. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
  18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20, 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.

DWELLING ACCESS DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPLYING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN  
 INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:  
 - REQUIRED ACCESS PANEL  
 - SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT  
 - BOND FAUCETS  
 - ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

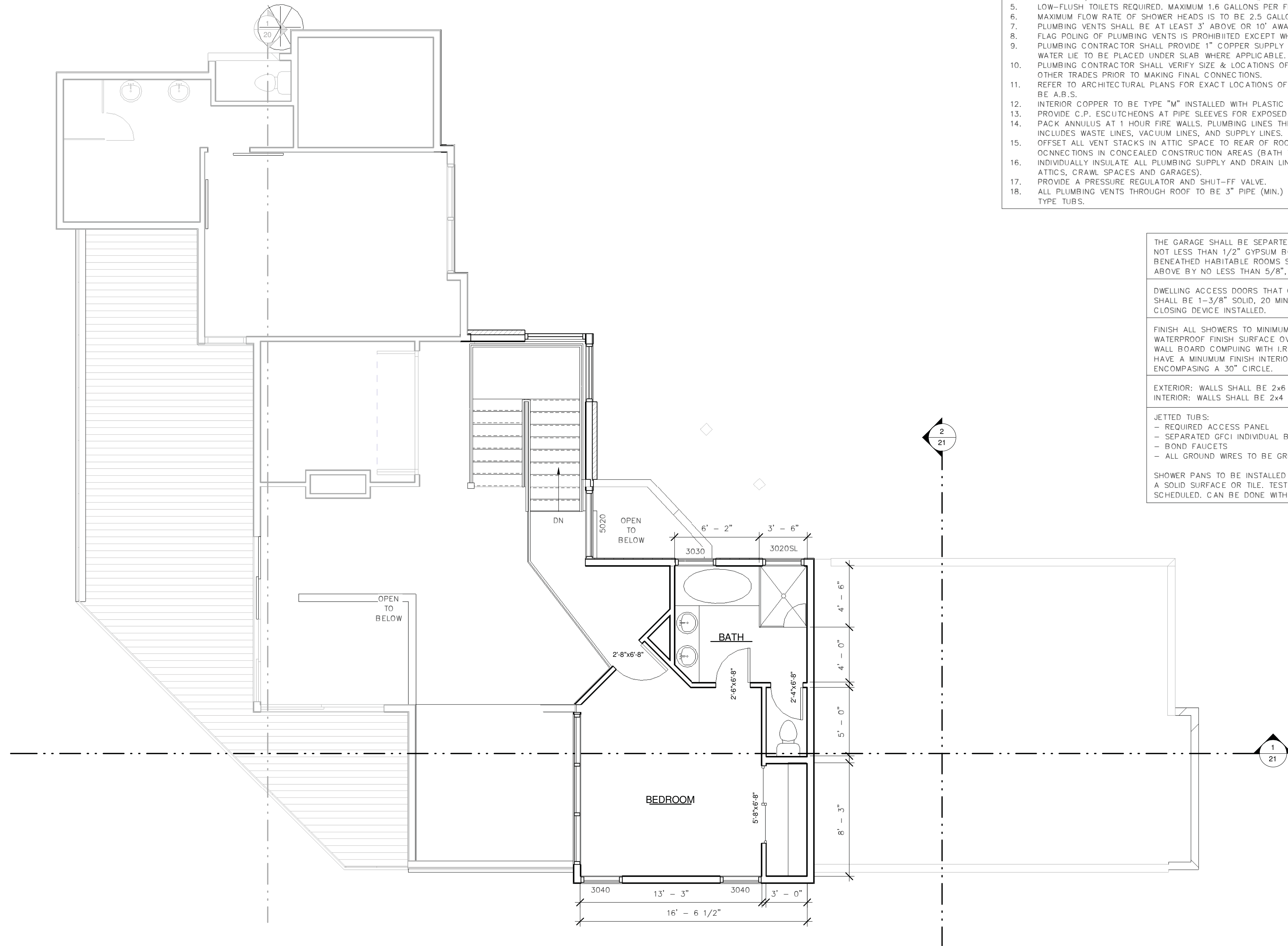
\*NOTE:  $\triangle$   
 SHEARWALL HAVE 5/8" SHEATHING  
 - ALL EXTERIOR WALLS NOT DESIGNATED, USE  $\triangle$

**MAIN LEVEL**

SCALE: 1/4" = 1'-0" 1,690 SQ. FT.

THIS DOCUMENT AND THE DESIGNS INCORPORATED HEREIN REMAINS THE PROPERTY OF GREG M. LARSEN DESIGN GROUP, AND IS NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF GREG M. LARSEN DESIGN GROUP.





- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
  2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
  3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHORED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
  4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
  5. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
  6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
  7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
  8. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
  9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
  10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
  11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
  12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
  13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
  14. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
  15. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
  16. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
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FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPUING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

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 INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

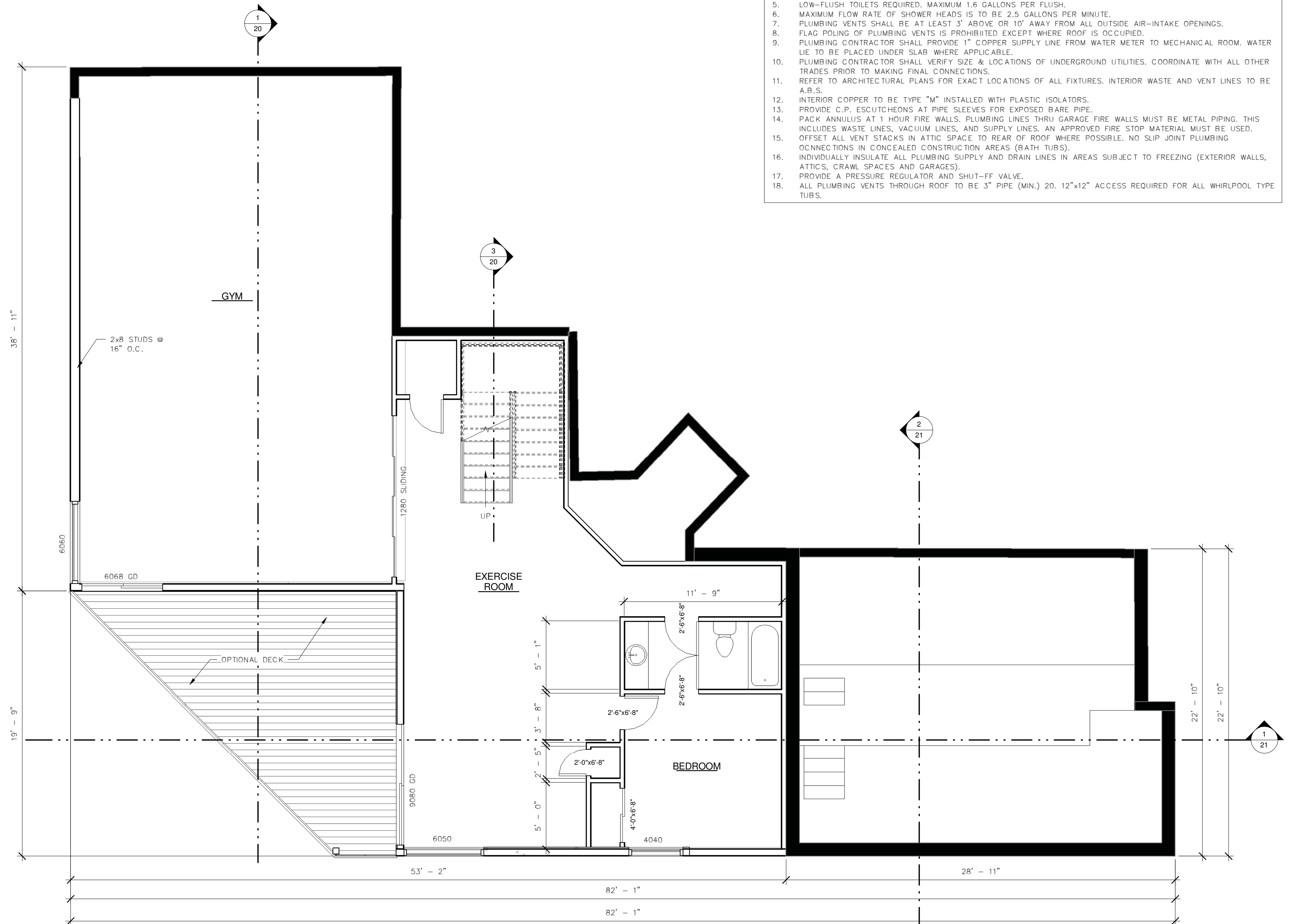
JETTED TUBS:  
 - REQUIRED ACCESS PANEL  
 - SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT  
 - BOND FAUCETS  
 - ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

**UPPER LEVEL**  
 SCALE: 1/4" = 1'-0" 430 sq. ft.

**PLUMBING NOTES:**

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9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
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- FOUNDATION NOTES**
1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS.
  2. SEE SHEET S-1 FOR STRUCTURAL NOTES.
  3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
  4. PROVIDE CONTROL JOINTS IN CONCRETE SLAB ON GRADE EVERY 15 FT (MAX.) IN EACH DIRECTION. THE TOTAL AREA CONTAINED WITHIN THESE JOINTS SHALL NOT BE GREATER THAN 225 SQ. FT. UNLESS NOTED OTHERWISE ON THE PLAN.

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATHED HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.
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**SUB-BASEMENT**  
 SCALE: 1/4" = 1'-0" 1,778 SF

# **ATTACHMENT D: APPLICANT INFORMATION**

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GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. – SUITE 107  
BOUNTIFUL, UTAH 84010  
(801) 292-6263

TO: SALT LAKE CITY BUILDING & PLANNING DEPARTMENT.

EXTERIOR MATERIALS:

- 1 – BRICK VENEER – CAPE COD RED BY MOUNTAIN STATE BRICK
- 2 – STUCCO – MESA VERDE GREY
- 3 – LAPPED CEDAR SIDING – MESA VERDE GREY

THE DESIGN OF THE NEW HOME HAS TWO CRITERIA'S AND OBJECTIVES;  
1 – TO MEET THE HEIGHT RESTRICTIONS & REQUIREMENTS. 2 – TO DESIGN A HOME THAT WOULD BE COMPATIBLE WITH THE NEIGHBORHOOD AND REFLECT WHAT WOULD BE ACCEPTABLE IN THE HISTORIC DISTRICT.

WE ARE BUILDING ON AN EXISTING FOUNDATION; A FOUNDATION THAT WAS BUILT 5-7 YEARS AGO AND AT THAT TIME THE PROJECT WAS STOPPED BECAUSE THE ORIGINAL TOPOGRAPHY WAS OFF ABOUT 10' AND THE BUILDING, AS DESIGNED, DIDN'T MEET THE HEIGHT RESTRICTION & REQUIREMENT.

OUR FIRST DESIGN WAS A MODERN 1960's ROOF STYLE THAT SOME OF THE PLANNERS LIKED, BUT WAS NOT ACCEPTABLE TO ONE PLANNER, SO WE REDESIGNED A HOME TAKING SOME OF THE UPPER LEVEL OFF, MAINTAINING A LOW 3/12 PITCH ROOF AND DESIGNED A PRAIRIE STYLE HOME THAT WOULD BE MORE COMPATIBLE W/ EXISTING HOMES AND STYLES AND BE MORE REFLECTIVE OF A HISTORICAL MODERN PRAIRIE STYLE HOME, THAT STILL MAINTAINS THE HEIGHT RESTRICTIONS AND GUIDELINES.

THERE IS NOT ANY ONE TYPE OF THEME IN THE NEIGHBORHOOD, THE HOUSE TO THE SOUTH IS A BIG YELLOW TWO STORY BOX; THE HOUSE TO THE SOUTH OF THAT ONE HAS A MIX OF ROOF PITCHES RANGING FROM 8/12 TO 3/12 AND SITS DOWN LOW WITH AN INVERTED DRIVE WAY. NEXT TO THAT ONE TO THE SOUTH IS A HOUSE WITH A ROUNDED ROOF WHICH IS VERY COMMERCIAL LOOKING; THE NEXT HOUSE IS SET DOWN LOW WITH AN INVERTED DRIVE; KIND OF A CAPE COD / CRAFTSMAN STYLE HOME.

TO THE NORTH IS A SPLIT LEVEL HOME WITH AN INVERTED DRIVE AND NEXT TO THAT IS A RAMBLER PLAN. THE MOST PREDOMINANT FEATURES OF ALL THE HOUSES ARE THE MATERIALS, MOST OF WHICH HAVE HORIZONTAL LAPPED SIDING WITH SOME BRICK.

SO WE FEEL THAT WHAT WE HAVE DESIGNED MEETS THE EXPECTATIONS OF THE HISTORICAL LANDMARK COMMISSION.

#### HEIGHT EXTENSION REQUEST

THERE IS ONE SMALL AREA ON THE SOUTH SIDE THAT DOESN'T MEET THE 35'-0" TO MID POINT (1) AREA IS 35'-10" AND THE OTHER IS 38'-0". 97% OF ALL THE REST OF THE HOUSE COMPLIES.

WE ARE ASKING FOR A SMALL EXCEPTION TO THIS AREA. WE LOWERED THE MAIN LEVEL OF THE HOUSE 1'-0" AND THE TWO STORY AREA ANOTHER 1'-0' FOR AN OVERALL TOTAL OF 2'-0".



GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. - SUITE 107  
BOUNTIFUL, UTAH 84010  
(801) 292-6263

TO: SALT LAKE CITY BUILDING & PLANNING DEPARTMENT.

WE WORKED HARD TO MAKE SURE THAT THIS HOME DESIGN IS IN COMPLIANCE WITH THE HEIGHT RESTRICTIONS & REQUIREMENTS. WE HAVE MET WITH KEN BROWN (PLANNER) SEVERAL TIMES TO REASURE THAT THE HEIGHT DIMENSIONS ON THE ELEVATIONS ARE DORRECT.

97% OF ALL THE HOUSE COMPLIES AND IS WELL UNDER THE 35'-0" HEIGHT LIMIT, HOWEVER THERE ARE JUST TO INCIDENCES THAT WE DO NOT MEET THE HEIGHT RESTRICTION. ONE IS 35'-10" TO THE MID POINT AND ONE SLOPED PART IS 38'-0" (ONE 12'-0" SECTION). WE HAVE LOWERED THE MAIN LEVEL OF THE HOUSE 1'-0" BY DROPPING THE FLOOR JOISTS INSIDE OF THE EXISTING FOUNDATION, AND THE UPPER LEVEL AN ADDITIONAL 1'-0" FOR AN OVERALL TOTAL OF 2'-0".

WE FEEL THAT WE HAVE DONE EVERYTHING POSSIBLE TO HAVE THIS HOUSE MEET THE HEIGHT RESTRICTIONS AND ARE ASKING FOR AN EXEMPTION FOR THE TWO AREAS LISTED ABOVE.

THANK YOU.

GREG M. LARSEN  
GML DESIGN GROUP INC.

# **ATTACHMENT E: ZONING ORDINANCE STANDARDS**

## **Existing Conditions:**

The site is currently undeveloped and vacant.

## **Zoning Ordinance Standards for RMF-35 (Moderate Density Multifamily Residential) Zone**

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
<b>Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet in width.</b>	Complies	9,583 square feet in lot size, > 50 feet of in width.
<b>Maximum Building Height: 35 feet</b>	Will comply	Must obtain Special Exception for building height from the HLC.
<b>Minimum Front Yard Requirements: Twenty feet (20”).</b>	Complies	The existing foundation on the subject site was approved and permitted by the City.
<b>Interior Side Yard: Four (4) feet on one side and ten (10) feet on the other.</b>	Complies	Showing nine feet (9’) on one side and more than twenty one feet (21’) on the other.
<b>Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty (20’) and need not to exceed twenty-five feet (25’).</b>	Complies	Showing twenty five feet (25’).
<b>Maximum Building Coverage: 45%</b>	Complies	Lot coverage is approximately twenty six percent (26%).
<b>Required Landscape Yard: The front yards shall be maintained as a landscape yard.</b>	Will comply	The front yard will be required to be maintained as a landscape yard and will be reviewed and approved at the building permit stage.
<b>Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with Chapter 21a.48.</b>	Will comply	The required landscape buffer is ten feet (10’). The distance from the south property line to the existing foundation is nine feet (9’) as shown on the site plan. This meets the required building setback but does not meet the requirement for the landscape buffer. The distance from the south property line to the existing foundation has legal non-conforming status in terms of the required landscape buffer. This area will need to be landscaped to the extent possible given the legal non-conforming status of the setback. All other areas required as landscape buffers on the lot can be met and will be reviewed and approved as part of the building permit phase.



# **ATTACHMENT F: HISTORIC PRESERVATION STANDARDS**

**Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020H):** 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 and is in the best interest of the city:

Standard	Finding	Rationale
<p><b>Standard 1: Scale and Form:</b></p> <ul style="list-style-type: none"> <li>a) Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</li> <li>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; and,</li> <li>c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and</li> <li>d) Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.</li> </ul>	<p>Complies</p>	<p>There is a wide variety of architectural styles of homes on the subject block face and within the immediate vicinity, and no particular architectural style dominates. The applicant has included photos of various homes located within close proximity to the proposed home to demonstrate the variety of architecture in the neighborhood. That said, the proposed structure will have similar mass and scale, as well as form, to existing structures on the block face and in the immediate area. The appropriate scale and mass is reinforced by the proposed solid to void ratio, as well as the manner in which the building mass is “broken up” to achieve a development with a human scale. The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape. The proposed heights and widths will be visually compatible. The proposed dwelling unit will have more building height in the rear, as do other dwellings on the block face, however the rear building height will not be readily visible from the street. This is due to the slope of the lot. The low sloping roof shapes of the structure will be visually compatible with the surrounding structures and streetscape.</p>

<p><b>Standard 2: Composition of Principal Facades:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul>	<p>Complies</p>	<p>The relationship of solids to voids on the proposed facades of the structure will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible, and fall into the range associated with historic buildings in the area. The proposed windows on the front facade, with a vertical orientation are typical of the windows found on other homes in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. Attached garages are proposed. While an attached garage is not ideal in terms of historic character development in the district, and while the garages will not be obscured from the street, attached garages have been allowed on new construction in local historic districts. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures. Structures on the block face have exterior materials that include brick, stucco and wood lap siding. The applicant is proposing brick veneer, cedar lap siding, and real stucco; all high quality building materials typically observed in the Capitol Hill Historic District.</p>
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<p><b>Standard 3: Relationship to Street:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul>	<p>Complies</p>	<p>The proposed structure will be sited on the subject property in a manner similar to other residential development on the block face and would contribute to the established wall of continuity on the street. All the homes on the block face are built very closely to the front property lines and at an angle. The proposed structure would also be built to maintain the established setbacks. The orientation of the structures are toward the street and respects the historic development pattern of the District.</p>
<p><b>Standard 4: Subdivision of Lots:</b></p> <p>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).</p>	<p>Complies</p>	<p>This standard is not applicable in this case.</p>

# **ATTACHMENT G: APPLICABLE DESIGN GUIDELINES**

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p><b>Mass and Scale</b></p> <p>12.5 A new building should be designed to reinforce a sense of human scale.</p> <ul style="list-style-type: none"> <li>• A new building may convey a sense of human scale by employing techniques such as these:               <ul style="list-style-type: none"> <li>• Using building materials that are of traditional dimensions.</li> <li>• Providing a porch, in form and in depth, that is similar to that seen traditionally.</li> <li>• Using a building mass that is similar in size to those seen traditionally.</li> <li>• Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.</li> <li>• Using window openings that are similar in size to those seen traditionally.</li> </ul> </li> </ul> <p>12.6 A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> <li>• Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible.</li> <li>• The scale of principal elements such as porches and window bays is important in establishing and continuing compatibility in building scale.</li> </ul> <p>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> <li>• This can help to maintain the sense of human scale characteristics of the area.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> </ul> <p>12.8 A front façade should be similar in scale to those seen traditionally in the block.</p> <ul style="list-style-type: none"> <li>• The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.</li> <li>• The primary plane of the front façade should not appear taller than those of typical historic structures in the block.</li> <li>• A single wall plane should not exceed the typical maximum façade width in the district.</li> </ul>	<p><b>Standard 1: Scale and Form</b></p> <p><b>Standard 3: Relationship to the Street</b></p>
<p><b>Height</b></p> <p>12.9 Building heights should appear similar to those found historically in the district.</p> <p>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.</p>	<p><b>Standard 1: Scale and Form</b></p>

<p><b>Width</b></p> <p>12.11 A new building should appear similar in width to that established by nearby historic buildings.</p> <ul style="list-style-type: none"> <li>• If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context.</li> <li>• Stepping back sections of wall plane helps to create an impression of similar width in such a case.</li> </ul>	<p><b>Standard 1: Scale and Form</b></p>
<p><b>Solid to Void Ratio</b></p> <p>12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> <li>• Large surfaces of glass are usually inappropriate in residential structures.</li> <li>• Divide large glass surfaces into smaller windows.</li> </ul>	<p><b>Standard 1: Scale and Form</b>  <b>Standard 2: Composition of Principal Facades</b></p>
<p><b>Building Form Guidelines</b></p> <p>12.13 Building forms should be similar to those seen traditionally on the block.</p> <ul style="list-style-type: none"> <li>• Simple rectangular solids are typically appropriate.</li> <li>• These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.</li> </ul> <p>12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.</p> <ul style="list-style-type: none"> <li>• Visually, the roof is the single most important element in the overall form of the building</li> <li>• Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.</li> <li>• Roof pitch and form should be designed to relate to the context.</li> <li>• Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.</li> <li>• In commercial areas, a wider variety of roof forms might be appropriate for residential uses.</li> </ul>	<p><b>Standard 1: Scale and Form</b></p>
<p><b>Proportion and Emphasis of Building Façade Elements</b></p> <p>12.15 Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to height of the building, especially the front façade.</li> <li>• The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.</li> <li>• 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 façade proportions.</li> </ul>	<p><b>Standard 1: Scale and Form</b></p>

<p><b>Rhythm &amp; Spacing of Windows &amp; Doors</b></p> <p>12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> <li>• Large surfaces of glass are usually inappropriate in residential structures.</li> <li>• Divide large glass surfaces into smaller windows.</li> </ul> <p>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> <li>• This is an important design criterion, because these details directly influence the compatibility of a building within its context.</li> <li>• 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.</li> </ul>	<p><b>Standard 2: Composition of Principal Facades</b></p>
<p><b>Materials</b></p> <p>12.17 Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> <li>• This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.</li> </ul> <p>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> <li>• Alternative materials should appear similar in scale, proportion, texture and finish to those used historically</li> </ul>	<p><b>Standard 2: Composition of Principal Facades</b></p>
<p><b>Windows</b></p> <p>12.20 Windows with vertical emphasis are encouraged.</p> <ul style="list-style-type: none"> <li>• A general rule is that the height of the vertically proportioned window should be twice the dimension of the width in most residential contexts.</li> <li>• Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.</li> <li>• See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch. 4, PART I).</li> </ul> <p>12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> <li>• Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.</li> <li>• See also the rehabilitation section on windows (PART II, Ch. 3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch. 4).</li> </ul>	<p><b>Standard 2: Composition of Principal Facades</b></p>



<p><b>Architectural Character</b></p> <p>12.23 Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> <li>• These include eaves, windows, doors, and porches, and their associated decorative composition and detail.</li> </ul> <p>12.26 The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> <li>• Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.</li> <li>• Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.</li> </ul>	<p><b>Standard 2: Composition of Principal Facades</b></p>
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**Applicable Design Standards for the Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.**

**Building Form**

14.4 The tradition setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.

- In Arsenal Hill, street patterns and lot lines call for more uniform setback and siting of primary structures.
- Historically, the Marmalade District developed irregular setbacks and lot shapes.
- Many homes were built toward compass points, with the street running at diagonals.
- This positioning, mixed with variations in slope, cause rows of staggered houses, each with limited views of the streetscape.
- Staggered setbacks are appropriate in this part of the district because of the historical development.
- Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.

- The traditional building pattern should be followed in order to continue the historic character of the street.
- Consider the visual impact of new construction and additions on neighboring houses and yards.
- Consider varying the setback and height of the structure along the side yard to reduce scale and impact.

14.6 The front of a primary structure should be oriented to the street.

- The entry should be defined with a porch or portico.

14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.

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

14.9 A new building should be designed 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.

14.10 Building materials that are similar to those used historically should be used.

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

**Standard 1: Scale and Form**  
**Standard 2: Composition of Principal Facades**  
**Standard 3: Relationship to the Street**

## **ATTACHMENT H: ANALYSIS OF SPECIAL EXCEPTION STANDARDS**

**21a.52.060: General Standards and Considerations for Special Exceptions:** No application for a special exception shall be approved unless the planning commission or the planning director (or the Historic Landmark Commission per 21A.06.050(C)(6)(g)) 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.

Standard	Finding	Rationale
<p><b>A. Compliance With Zoning Ordinance And District Purposes:</b> 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.</p>	Complies	<p>The purpose for height restrictions is to limit and maintain similarity with the height of buildings in the zoning districts. Particularly in residential districts, it is to maintain some conformity and consistency of the buildings in relation to their purpose. Overall, the proposed structure meets the required building height. Two areas on the rear of the structure have proven to be problematic for meeting the thirty five foot (35') height limit. Due to the location and minimal increase in height proposed, Planning Staff asserts that the request height adjustment is warranted and should be approved.</p>
<p><b>B. No Substantial Impairment Of Property Value:</b> The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	Complies	<p>The <b>use</b> of the property is not changing from single family residential use and Planning Staff finds no impact to neighboring property values. The <b>development</b> of the property, consisting of the building with its additional height, would be similar in height to other existing buildings in the neighborhood. This aspect is not likely to diminish the value of nearby properties. Planning Staff has no information or evidence indicating the proposal would <i>substantially</i> diminish the value of property within the neighborhood.</p>
<p><b>C. No Undue Adverse Impact:</b> 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.</p>	Complies	<p><b>Use:</b> The use of the property will continue to be single family residential, thereby contributing to the single family residential character of the area, and as a "use" will not have a material adverse impact upon that same existing character or the public health, safety, and general welfare.</p> <p><b>Development:</b> The proposed single family home will contribute to the character of the area and it is not anticipated that character will be materially and adversely impacted by said structure. The zoning district establishes standards in order to establish and maintain similar characteristics of building size and location in the respective area. A new building that varies from those standards by the proposed amounts, 10" in one location and 3' in the other, would not affect the character of the area, or the public health, safety and general welfare.</p> <p>If properly permitted and constructed, as would be required if the project were approved, the building would comply with all public health, safety and general welfare standards such as sewer, water and storm drainage.</p>

<p><b>D. Compatible With Surrounding Development:</b> 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.</p>	Complies	The subject property is sufficiently large enough in size to accommodate a new dwelling with little to no impact to the adjacent properties.
<p><b>E. No Destruction Of Significant Features:</b> The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</p>	Complies	There are no natural, scenic or historic features of significant importance on or near this site that will be destroyed, lost or damaged.
<p><b>F. No Material Pollution Of Environment:</b> The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	Complies	The proposed use of a single dwelling unit will not produce air, water, soil or noise pollution, or other types of pollution. The standard public utilities will handle water, sewer and storm drainage adequately.
<p><b>G. Compliance With Standards:</b> The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	Complies	The proposal complies with all other standards imposed on it pursuant to this chapter. Other than the specified modifications to standards, any additional modifications would have to be reviewed and approved via a separate, appropriate city process.

## **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

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**Notice of the public hearing for the proposal include:**

- Notice mailed on July 21, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 21, 2016.
- Hearing notice posted on the subject property on July 22, 2016.

# **ATTACHMENT I: ALTERNATE MOTION**

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## **Not 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 deny the request for new construction approval at 715 N. West Capitol Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

### 1. 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; and,
- 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 structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

### 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.

### 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.

### 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).