

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
March 16, 2017
City & County Building
451 South State Street, Room 326

1. **Chetrit Minor Alteration for Solar Panels at approximately 537 N. Darwin Street** - Nathan Chetrit, represented by Shanna Velasquez of Creative Energies LLC is requesting approval to install a solar system on a front facing roof plane of a single family residence located at the above listed address The property is zoned SR-1A and is in the H Historic Preservation Overlay (Capitol Hill Local Historic District). The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Nora Shepard at (801)535-7226 or nora.shepard@slcgov.com) Case number **PLNHLC2017-00101**

Decision: Approved

2. **Barone Minor Alteration for Solar Panels at approximately 169 E 4th Ave** - Mark Barone, represented by Shanna Velasquez of Creative Energies LLC, is requesting approval to install a solar system on the front facing roof plane of a single family home located at the above listed address The property is zoned SR-1A and is in the H Historic Preservation Overlay (Avenues Historic District). The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Nora Shepard at (801)535-7226 or nora.shepard@slcgov.com) Case number **PLNHLC2017-00100**

Decision: Approved

3. **Scott Solar Panels on a Local Historic Landmark at approximately 941 E 500 South** - Kathleen Scott, represented by Shanna Velasquez of Creative Energies LLC, is requesting approval to install a solar system on the front facing roof plane of a Landmark Building located at the above listed address. The property is zoned RMF-35 and is designated as a Local Landmark Site. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Nora Shepard at (801)535-7226 or nora.shepard@slcgov.com) Case number **PLNHLC2017-00102**

Decision: Approved

4. **Marmalade Mixed Use Development at approximately 580 North 300 West** - Kevin Blalock, on behalf of Clearwater Homes, is requesting to build a new mixed-use development adjacent to the Marmalade Branch library. The project, as currently designed, consists of three residential buildings set atop a two-level parking structure. The parking structure is wrapped in commercial and live/work spaces. In total the, project provides approximately 275 residential units and a similar number of parking stalls. The land is currently vacant, and zoned R-MU. This project requires New Construction and Special Exception approval. The subject property is located within Council District 3, represented by Stan Penfold. (Staff contact: Anthony Riederer:

(801)535-7625 or anthony.riederer@slcgov.com.)

- a. **New Construction** - In order to build the project noted above, the Historic Landmark Commission must approve the design according with the Standards for New Construction in a local historic district. The proposed design is approximately 515 feet long and 200 feet deep. The design consists of three separate residential buildings set atop a shared two-story parking structure. The maximum height of the design as proposed is 75 feet. Case Number **PLNHLC2016-00950**
- b. **Special Exception** - In order to build the project noted above, the Historic Landmark Commission must approve a Special Exception for the structure to encroach into a required rear yard. A portion of the design encroaches into a required rear yard along the northern extent of the eastern edge of the property. The required yard is 30 feet and the design allows for a rear yard of approximately 23 feet. Case Number **PLNHLC2017-00150**

Decision: Approved

5. **New Single Family Dwelling at approximately 165 West 600 North** - Angela Dean, AMD Architecture, representing owner Jack Rhinehart, is requesting approval from the City to construct a single family residence at the above address. The lot is currently zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District protected by the H Historic Preservation Overlay. The proposed development requires Certificate of Appropriateness approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval for height in excess of the SR-1A maximum and projection of the upper floor into the rear and corner side yard setback requirement. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Carl Leith at (801)535 7758 or carl.leith@slcgov.com)
 - a. **New Construction – Single Family Residence.** In order to construct the proposed residential building a Certificate of Appropriateness for new construction must be approved by the Historic Landmark Commission. Case number **PLNHLC2017-00033**
 - b. **Special Exception Approval.** In order to construct the new single family residence as proposed within the area and configuration of this lot, and to reduce adverse effect upon neighboring mature trees, special exception approval is sought for the following departures from the base zoning dimensional standards. Case Number **PLNHLC2017-00111**
 - i. Construction of the building to a maximum height of 20 feet which is 4 feet in excess of the SR-1A requirement for a flat roof building.
 - ii. Construction of the building with a projection of up to 2 feet at the south west corner into the rear and corner side yard setback area.

Decision: Tabled to a future meeting.

6. **Roofline Alteration at approximately 136 West 600 North** - Ryan Rudd is requesting approval from the City for various exterior alterations made and proposed to the home located at the above listed address. Currently, the subject property is used as a four-plex. The project is the subject of a current enforcement notice and must be reviewed by the Historic Landmark Commission. The property is zoned SR-1A, and is located within the Capitol Hill Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case number **PLNHLC2015-01031**

Decision: Approved the roofline alteration, retaining wall and the rear facing windows. Reconstruct the ridgeline chimneys, replace the south façade windows as specified,

Dated at Salt Lake City, Utah this 16th day of March, 2017 - Michelle Poland, Administrative Secretary