



MEMORANDUM

PLANNING DIVISION
COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist, Principal Planner

Date: November 1, 2017

Re: **Petition PLNHLC2017-00791 & PLNHLC2017-00792**

Since noticing the Historic Landmark Commission hearing and completing the Historic Landmark Commission Staff Report, Planning Staff has been contacted by the property owner of 768 East 2nd Avenue. The property owner expressed concerns with the western property line; particularly that the site plan is not reflecting the accurate location of the western property line. Staff was able to obtain a copy of a survey for 768 East 2nd Avenue, which shows the location of the western property line which is located at the western building wall of 772 East 2nd Avenue. The applicant was informed that a survey would be required and any discrepancy would need to be resolved.

The primary issue that relates to the location of the western property line is the location and projection of the eaves, located on the gable of the second level. This poses a building code issue. While the eaves have crossed property lines previously, they cannot as part of this reconstruction unless, an easement or lot line adjustment is granted by the neighbor that would authorize the construction of the eaves to cross the subject property line. With the applicant's permission, Staff is recommending that the Historic Landmark Commission review the proposal as presented in the Staff Report, with the condition that the property owner have the ability to rework the western elevation with Staff, in the event that they are unable to obtain authorization through a recorded document for the construction.

Motion to approve: **Based on the information in the Staff Report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for a Certificate of Appropriateness and associated Special Exceptions to reconstruct the second story, rear addition, front porch and additional exterior elements, petition numbers PLNHLC2017-00791 & PLNHLC2017-00792, with the following condition:**

- 1. That the western elevation details be delegated to Staff.**