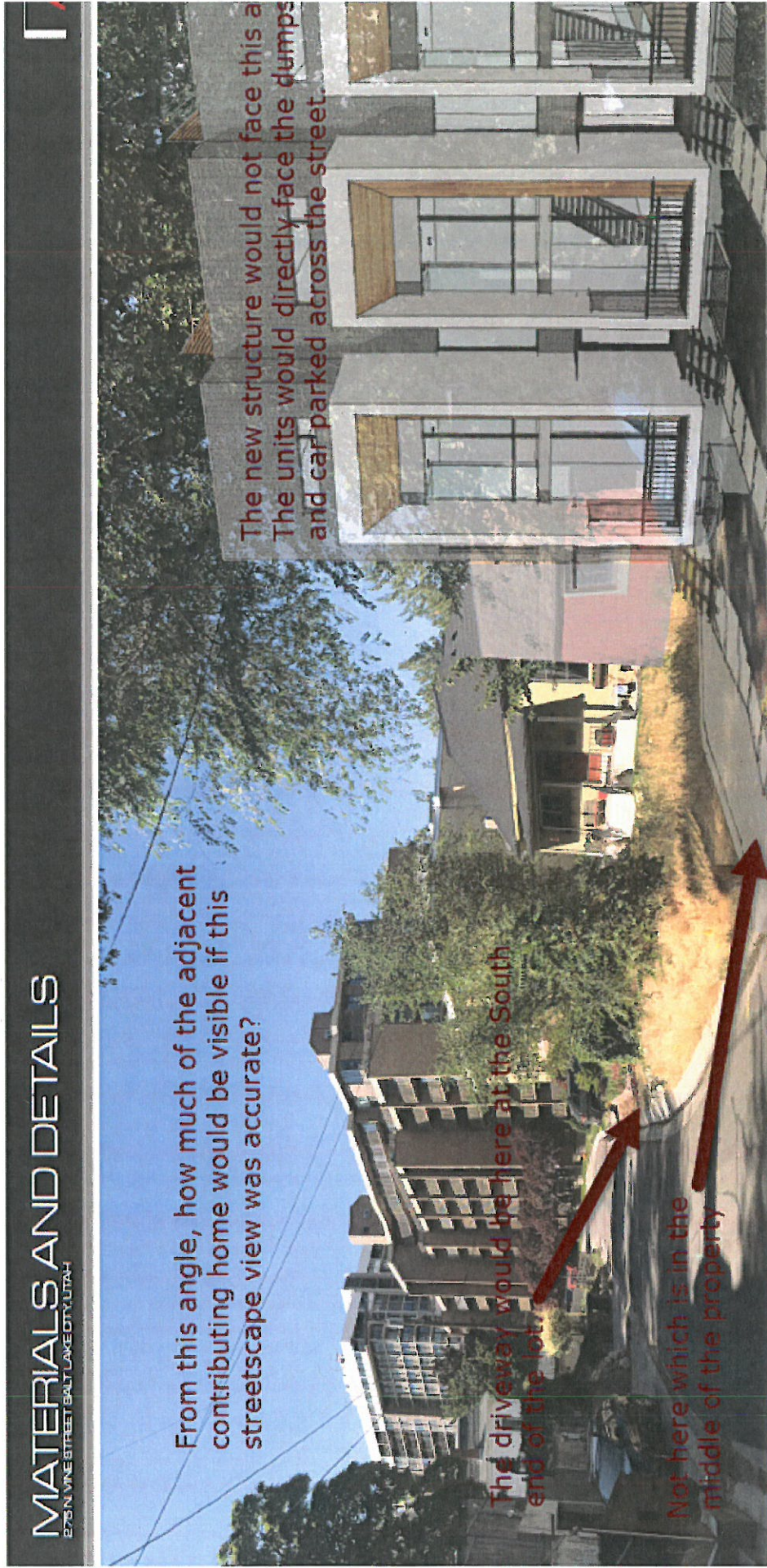


Leith, Carl

From: Kelly Badger <kelly.badger@gmail.com>
Sent: Sunday, July 15, 2018 9:08 PM
To: Leith, Carl; Amy Spencer
Subject: Re: 275 N Vine St

Carl, I don't think this image was correctly attached to the last email.



On Sun, Jul 15, 2018 at 3:56 PM Kelly Badger <kelly.badger@gmail.com> wrote:
Carl,

I downloaded and went through the [staff memo](#) for the upcoming meeting this week and have a few questions for you about it.

The portion of the updated report I was most interested in was: *"To illustrate the relationship of the proposal with its context, following previous Commission and public comment, the applicant has supplemented earlier application material to include a more detailed full streetscape elevation plus perspective views from the north and from the south, setting the proposals into the current streetscape."*

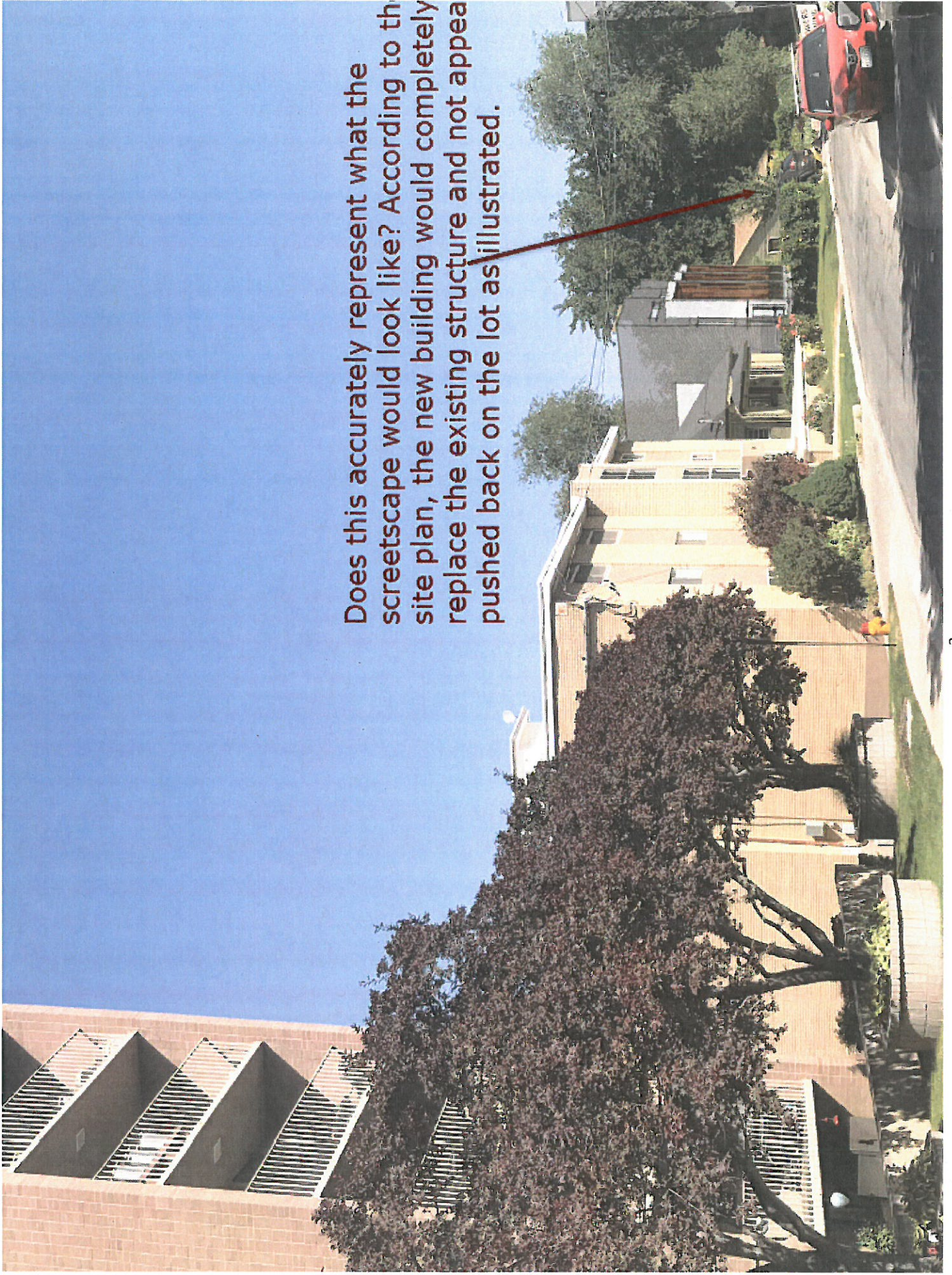
Upon review of the new perspective views from the north and south that were provided, they appear to inaccurately represent new structure's impact on the streetscape:

- In the North to South view image included below, the provided image shows the proposed driveway in the center of the lot, not at the South end where it would be. In addition, the new structure would not face the angle that has been presented, it would face the dumpster and car across the street. If the image were to scale and positioned correctly, how much of our home would be visible from this position on the street?
- In the South to North view image included below, the new structure appears to be situated further back on the lot that it would be. You can still clearly see the current home in the image which, according to site plan, would be completely replaced by the new building.
- For comparison, three years ago when a single-family home was proposed to be built on the lot (image included below), much more attention given to the size impact the new structure would next to our home. This time around, these views are a glaring omission.

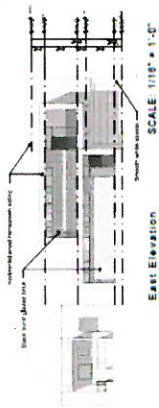
Can the new report include corrected and accurate images prior to this week's meeting? If not, how will this be handled by the commission? I believe the commission should be provided accurate information in order for its members to make sound, informed decisions.

Lastly, at what point will my concerns about my home's foundation and a barrier wall be addressed? In last month's meeting, one of the commission members asked if there would be a wall installed next to the driveway and the applicant indicated that there would be a fence. As I've stated in the past, with the driveway being on a slope, a fence will not adequately protect our home from a car sliding on a snow-covered driveway.

Thank you and I look forward to your reply,
Kelly



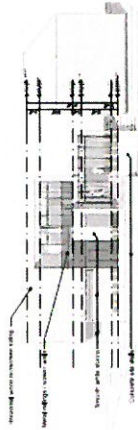
Does this accurately represent what the streetscape would look like? According to the site plan, the new building would completely replace the existing structure and not appear pushed back on the lot as illustrated.



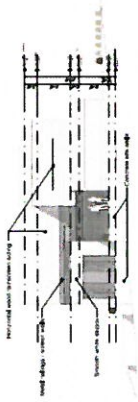
East Elevation
SCALE 1/8" = 1'-0"



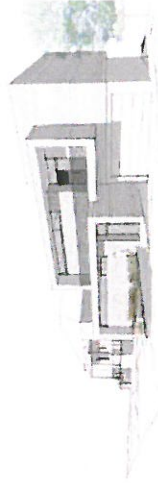
North Elevation
SCALE 1/8" = 1'-0"



West Elevation
SCALE 1/8" = 1'-0"



South Elevation
SCALE 1/8" = 1'-0"



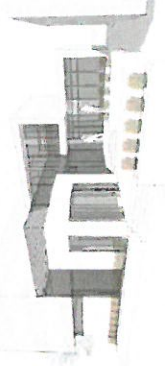
Concept Rendering - From Vine St.



Concept Rendering - From Vine St.



Concept Rendering - Northeast corner



Concept Rendering - Back Patio and Deck

SPECTOR RESIDENCE
 275 N. VINE STREET SALT LAKE CITY, Utah
 H/C DEMOLITION AND NEW CONSTRUCTION SUBMITTAL 4.21.2015
 SPARANO + MOONEY ARCHITECTURE

Leith, Carl

From: Kelly Badger <kelly.badger@gmail.com>
Sent: Monday, July 16, 2018 10:42 PM
To: Leith, Carl; Amy Spencer
Subject: Fwd: 275 N Vine St

Carl,

This email appeared to be undelivered due to file size. I've attempted to shrink the size of the images.

Kelly

----- Forwarded message -----

From: Kelly Badger <kelly.badger@gmail.com>
Date: Mon, Jul 16, 2018 at 9:08 PM
Subject: Re: 275 N Vine St
To: Leith, Carl <Carl.Leith@slcgov.com>
Cc: Amy Spencer <oneamyseven@gmail.com>

Much appreciated, Carl. I've rescheduled my other appointment so I will plan on being there Thursday.

When I got home from work, I went outside to take a photo in an attempt to emulate the perspective used in their North to South shot. While far from perfect (I had to use the panorama setting on my camera), it provides an example of how the street looks from this angle. I'm not how they came up with the perspective they did, but you can see the inaccuracies between the two.



I also spent some time tonight looking at the North side of our home and would like to expand on my concern regarding the barrier wall and driveway. To reiterate, the applicant said there "would be a fence" between lots and I thought more would be necessary to prevent a car sliding on snow from hitting our house. I'm including one additional photo of the North side of our home to be used as reference (including a crudely drawn approximation of where the property line might be).

The North side of our home sits approximately 2-feet from the property line (the house predates the 4-foot setback rule). So, for example, if a 6-foot tall barrier is installed to protect our home from a sliding car, would it be done 2 feet from our house? If so, that means access to the North side of our home would be extremely limited and any home maintenance (e.g. window cleaning/repair, brick/foundation repair, room for a ladder to reach the

main level, etc.) would have to be accomplished in a 2-foot space. Furthermore, a 6-foot barrier would also block a considerable amount of light from the two North-facing windows in our basement.

Lastly, while the proposal to move the driveway to the South end of the lot may provide an additional 6-foot of space between our home and the new structure, it also means we will now have six cars coming in and out of the new driveway throughout the day, very close to our home. In addition to the above concerns, it will also bring additional noise. The five old single-pane windows on the North side of our home won't come close to blocking the sound of the cars like the windows in the new building will.

For these reasons, I'm currently opposed to having the driveway moved to the South end of the lot and urge those on the commission to take these concerns into consideration prior to a final decision. I can't imagine many people would like to have a driveway supporting 3 town homes installed 2-feet from their contributing historical house in a district aimed at preserving the historical nature of the neighborhoods.



Thanks, Carl. Feel free to share these concerns with the necessary parties.

Kelly

On Mon, Jul 16, 2018 at 10:52 AM Leith, Carl <Carl.Leith@slcgov.com> wrote:

Thanks Kelly. I will forward to the Applicant along with staff thoughts, and also to the Commission.

I hope you are able to attend on the night, but I know how these things can inconveniently coincide. There would normally be a draft set of minutes of any meeting a week or two after the meeting date, although those would remain "draft" until Commission approval, normally at the next formal meeting (currently scheduled for August 2). Given the short gap between the two meetings, assume that a draft may be available about a week in advance of the next meeting – I can forward a copy of the draft if helpful. There should also be the video record of the meeting – with a bit of prompting our IMS folks here, that should be accessible within a week or so of the previous meeting.

Do let me know if any other points arise. I will certainly be back in touch if we receive any additional or revised information.

Thanks,

Carl

From: Kelly Badger [mailto:kelly.badger@gmail.com]

Sent: Monday, July 16, 2018 10:37 AM

To: Leith, Carl <Carl.Leith@slcgov.com>

Cc: Amy Spencer <oneamysseven@gmail.com>

Subject: Re: [275 N Vine St](#)

Carl,

Thank you for getting back to me so quickly. You're welcome to share the information I provided with the applicant and commission -- thank you for doing so.

We will try to make the meeting on Thursday however I have a prior engagement that I will possibly have to reschedule in order to make it. If we aren't able to attend, how quickly will the meeting minutes be available? If I have any other questions or concerns come up prior to the meeting, I'll be sure to send them your way.

Thanks,

Kelly

On Mon, Jul 16, 2018 at 9:25 AM Leith, Carl <Carl.Leith@slegov.com> wrote:

Good Morning Kelly & Amy,

Thank you for your review of the staff Memo and your observations and questions. With your permission I can share those with the Applicant, emphasizing the points you make. I will also, again with your permission, forward your review points and questions through to the Commission. At this point we have posted the Staff Memo so that cannot be altered, but any additional or revised information received from the Applicant in response to your observations and concerns would be forwarded on to the Commission. The points you raise will certainly be addressed by the Commission on the evening, including the matter of a boundary wall in relation to your vehicular concerns. I can also draw specific attention to your concerns relating to the potential effect upon existing foundations. While that matter may fall outside the direct responsibilities of the Historic Landmark Commission, the profile attached to the point of concern should be available to our Building Control reviewers in their detailed scrutiny of Building Permit requirements.

Leith, Carl

From: Holly Rowe <sportsiren@comcast.net>
Sent: Tuesday, July 17, 2018 1:04 PM
To: Leith, Carl
Subject: Case number PLNHLC2018-00219

Dear Carl. I am out of town and will be unable to be present for this hearing on this proposed project. Please enter the following on my behalf.

As a resident and homeowner just below this proposed project, I absolutely oppose this.

Our street has been under construction for the past THREE years due to an invasive and ruinous housing project that has been a nightmare. Now you are proposing to continue this disruption. We have been subjected to road closures, shifting foundations and sidewalks, flooding pipes, broken walls and all kinds of problems as a large condo unit dug in to the side of our supporting hill.

Any demolition and digging on the back side of our units and that same hill will continue this moving earth and destabilization of our property.

We have suffered enough for YEARS. This has to stop. These projects are destabilizing our property, damaging our homes, and ruining our daily quality of life. The planning director is not factoring in the value of our property and how these projects are affecting the land our homes sit on, on this steep incline. Any further excavation and demolition on this hill will adversely affect the land our homes sit on. We have suffered enough from these poorly researched and approved projects surround our property.

Holly Rowe
252 N Almond Street
SLC UT 84103
Sportsiren@comcast.net

Sent from my iPad