



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Sara Javoronok, (801) 535-7625, sara.javoronok@slcgov.com

Date: April 6, 2023

Re: New Construction and Special Exception Approval Time Extension Request –
738 S Green Street, PLNHLC2020-00391 and PLNHLC2020-00392

ACTION REQUIRED: Vote on granting a second one-year time extension for New Construction and Special Exception approval at 738 S Green Street.

RECOMMENDATION: Grant a year-long time extension for the New Construction and Special Exception approval to expire on March 29, 2024.

BACKGROUND/DISCUSSION:

The New Construction and Special Exception applications received Historic Landmark Commission approval on March 4, 2021. Staff and the applicant worked to address the Commission's conditions of approval and staff issued a Certificate of Appropriateness for the project on March 29, 2021. The Historic Landmark Commission approved an initial extension on April 7, 2022. Previously, the applicant had delays in proceeding due to COVID complications, increased construction costs, and difficulties finding a builder. The applicant is requesting an additional one-year extension to allow for additional time to make financial preparations.

The Certificate of Appropriateness for New Construction and Special Exception expire in one year “unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing.” The applicant has not submitted complete building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Historic Landmark Commission may grant extensions for approvals for up to one additional year. The second extension would push the expiration of the Certificate of Appropriateness for New Construction and Special Exceptions to March 29, 2024. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

ATTACHMENTS:

[A. Time Extension Request Letter](#)

[B. Original Record of Decision Letter](#)

[C. Original Certificate of Appropriateness](#)

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

Matt Fletcher
557 E 1st Ave #12
Salt Lake City, UT
84103

March 13th, 2023

SLC Historic Landmark Commission
451 S. State St.
Salt Lake City, UT
84111

Re. Extension for 738 Green St. PLNHLC2020-00391 and PLNHLC2020-00391

Dear Historic Landmark Commission,

I would like to request a one-year extension for our building project at 738 Green St.

While we are excited about the home plan you've approved for us and the location on Green St. we still need extra time to make financial preparations.

We appreciate your consideration and patience,

Matt Fletcher

Matt Fletcher

ATTACHMENT B: 2020 RECORD OF DECISION



ERIN MENDENHALL
MAYOR

DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

March 8, 2021

Matt Hintze
Matthew Hintze Architecture
311 South 900 East #101
Salt Lake City, UT 84102

Re: Record of Decision for Petition PLNHLC2020-00391 and PLNHLC2020-00392

Dear Mr. Hintze:

This Record of Decision is provided to you indicating the date action was taken, the decision of the Historic Landmark Commission, including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and available appeals.

On March 4, 2021, the Salt Lake City Historic Landmark Commission (HLC) granted approval of the request for a Certificate of Appropriateness (COA) for the construction of a new single-family dwelling, garage/ADU, and special exceptions for the property located at approximately 738 S. Green Street with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff; specifically addressing fenestration to appear a little more historic.
2. Approval of special exceptions as requested, and in addition, allowing the applicant to modify special exception #1 for the front yard setback to approve the special exception requested and also move the front façade of the house so that it is in line with the house to the south, exceeding the special exception requested.

Please submit revisions meeting the conditions to staff for review prior to submitting a building permit application. Once these are reviewed and determined to meet the conditions, staff will issue a Certificate of Appropriateness.

The HLC found the request substantially complied with the standards of approval in 21A.34.020.H. The decision of the HLC was based on the analysis and findings listed in the staff report, and testimony and plans presented during the meeting. The staff report can be found at the following site:

<http://www.slcdocs.com/Planning/HLC/2021/03.March/00391.00392StaffReport.pdf>

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning districts where the proposal is located. The purpose of the Historic Preservation Overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*

2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

The minutes of the HLC meeting are tentatively scheduled to be adopted on April 4, 2021. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at:

<https://www.slc.gov/boards/historic-landmark-commission-agendas-minutes/>

This Record of Decision is provided to you indicating the date, the action taken to approve the request, the pertinent appeal periods; and, to what body an appeal can be made.

Appeal by the Applicant

There is a 30-day period in which the applicant may appeal the HLC's decision to the city's Appeals Hearing Officer. Any appeal by the applicant, including the filing fee, must be filed by **April 7, 2021**.

Appeal by an Affected Party

There is a 10-day appeal period in which any party entitled to appeal can appeal the HLC's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on **March 18, 2021**.

One Year Time Limit on Approval

No Certificate of Appropriateness approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the Historic Landmark Commission. Extension requests must be submitted in writing prior to the expiration of the Certificate of Appropriateness approval.

If you have any further questions about the Planning Division's processes, please contact me at (385) 226-4448 or by e-mail at sara.javoronok@slcgov.com. It was a pleasure working with you.

Sincerely,



Sara Javoronok
Senior Planner

cc: Case file PLNHLC2021-00391 and PLNHLC2021-00392, Matthews Fletcher

ATTACHMENT C: ORIGINAL COA



CERTIFICATE OF APPROPRIATENESS

Central City

OFFICE USE ONLY
Petition No. PLNHLC2020-00392
Reviewed By: Sara Javoronok

SALT LAKE CITY PLANNING
Feb 2008

Address of Subject Property: 738 S GREEN St

Project Name: Green Street House

Name of Applicant: Matthew Hintze

Address of Applicant: 1720 Park Street SALT LAKE CITY, UT 84105

E-mail Address of Applicant: toblerhinze@gmail.com

Ordinance Standards: 21A.34.020.H

Design Guidelines this project meets: Residential Design Guidelines, Chapter 12: New Construction

Are there attached plans or photographs? Yes

Approved: Yes

Date of Approval: 03/04/2021

Decision Made By: HLC

Description of Approved Work: Construction of a new single-family dwelling and garage/ADU at approximately 738 S. Green Street. Except as identified below and in the Record of Decision, construction shall meet all zoning ordinance requirements, and the applicant will coordinate with all city departments for applicable approvals.

Proposal Details: (See attached plans for more detail)

- 1,263 square foot single-family dwelling (924 square foot footprint)
- Detached accessory structure with a 468 square foot first-floor garage and 405 square foot second-floor ADU
- Materials: Materials on the residence include an architectural shingle roof, wood plank siding, aluminum clad wood windows, front steel panel door, and a powder coated steel canopy
- Height: Maximum building height of 25'2" for dwelling and ADU
- Setbacks: Front yard: Front canopy may encroach into the front yard 3'; Interior side yard: ADU/garage may have a south interior side yard setback of 9'

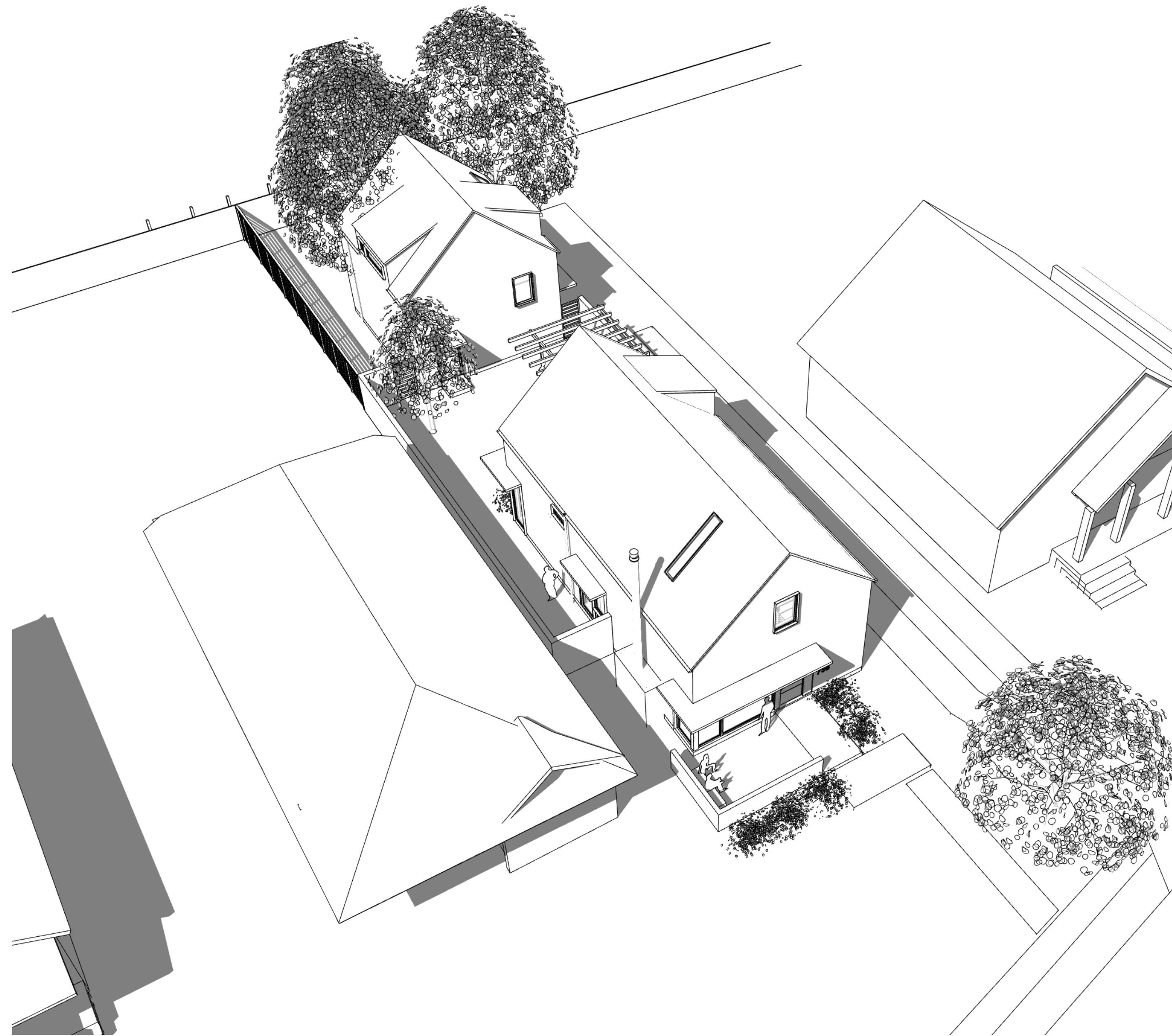
Staff Analysis and Findings: This item was considered and the request was approved at the March 4, 2021, Historic Landmark Commission meeting. This proposal is associated with three special exception requests (PLNHLC2020-000391).

Please see the Record of Decision and staff report for additional details and a complete analysis.
Staff Report: <http://www.slcdocs.com/Planning/HLC/2021/03.March/00391.00392StaffReport.pdf>

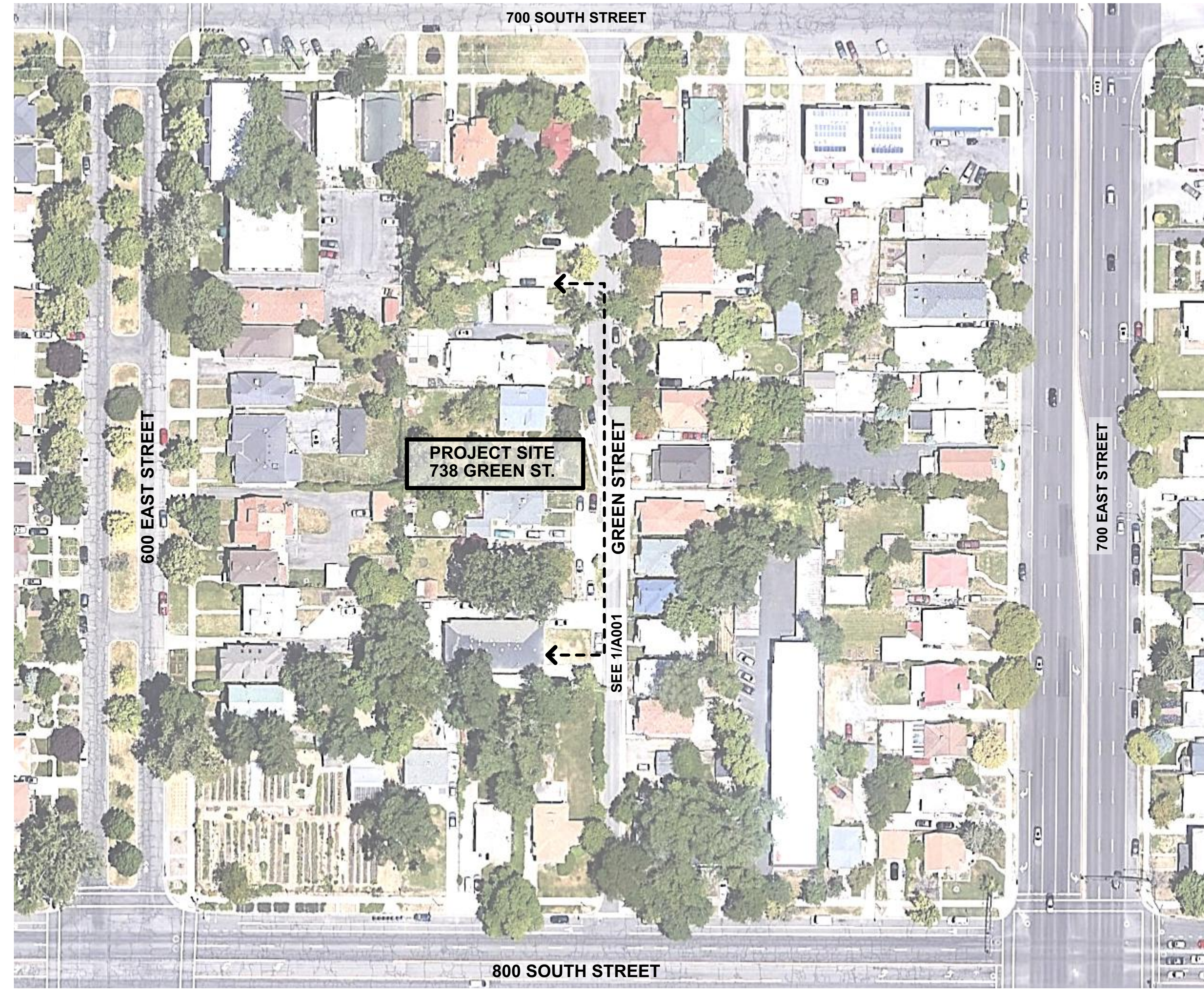
Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

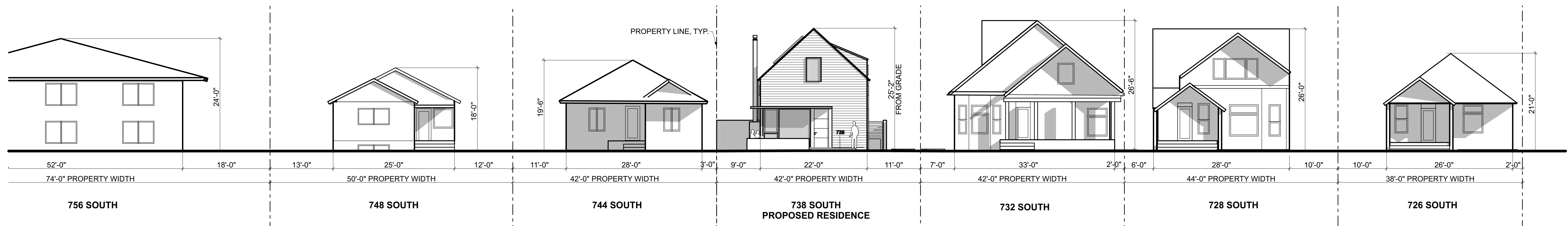
Signature of Planner



3 AERIAL VIEW FROM SOUTHEAST
NOT TO SCALE



2 VICINITY MAP
SCALE: 1:900



1 STREETSCAPE ELEVATION
SCALE: 1" = 10'

SEAL

PRINT DATE
3/22/21

PHASE
SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE
**VICINITY MAP
AND
STREETSCAPE
ELEVATION**

SHEET NUMBER

A001

SEAL

PRINT DATE
3/22/21

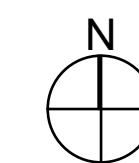
PHASE
SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE
SITE PLAN

SHEET NUMBER

A002



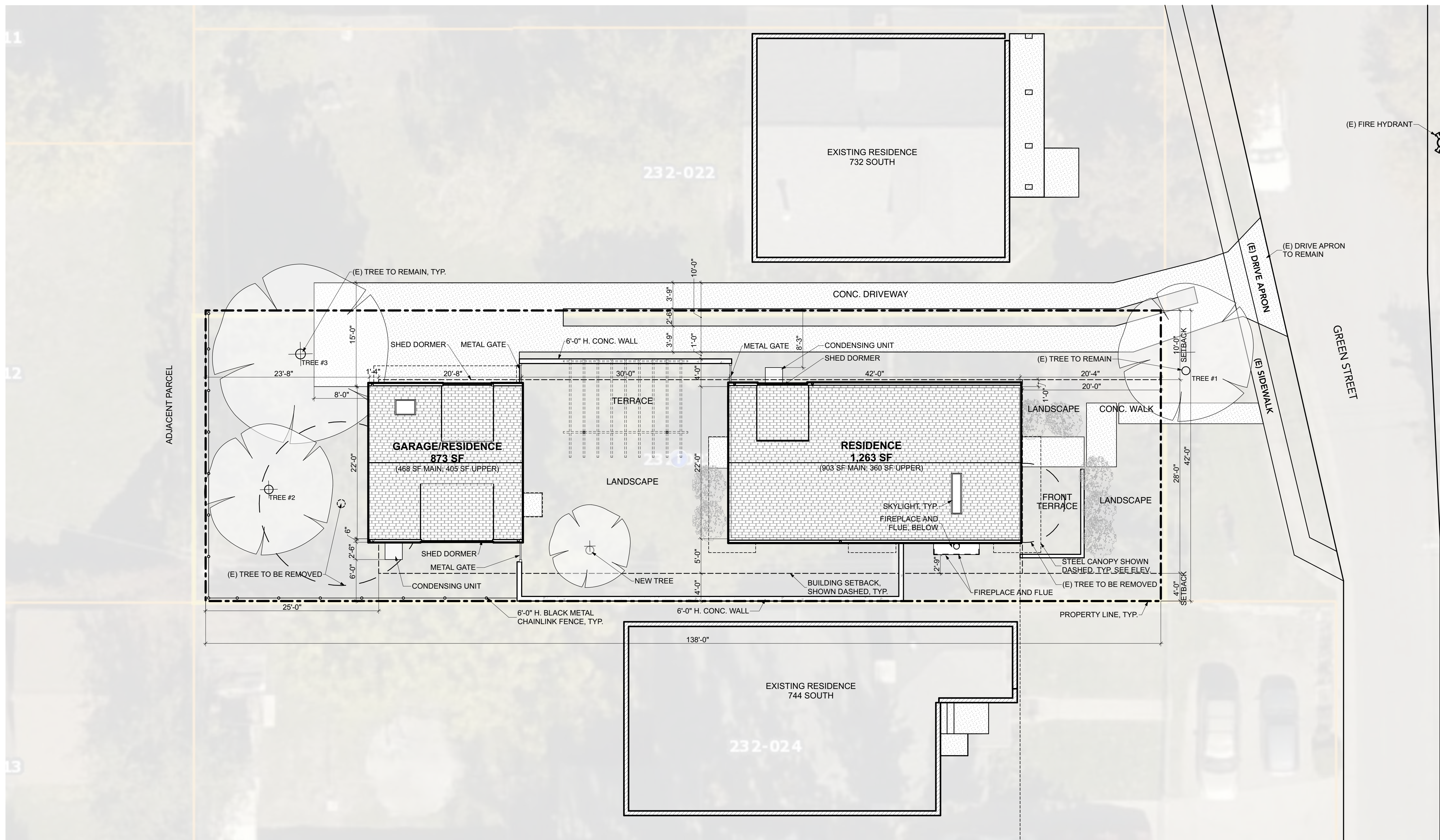
PARCEL:
0.13 ACRES OR 5,796 SF

ZONE:
RMF-30

BUILDING FOOTPRINT (GROUND LEVEL):
903 SF RESIDENCE + 468 SF GARAGE = 1,371 SF

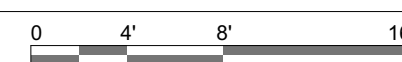
BUILDING SF TOTAL (BOTH LEVELS):
1,263 SF RESIDENCE + 873 SF GARAGE = 2,136 SF

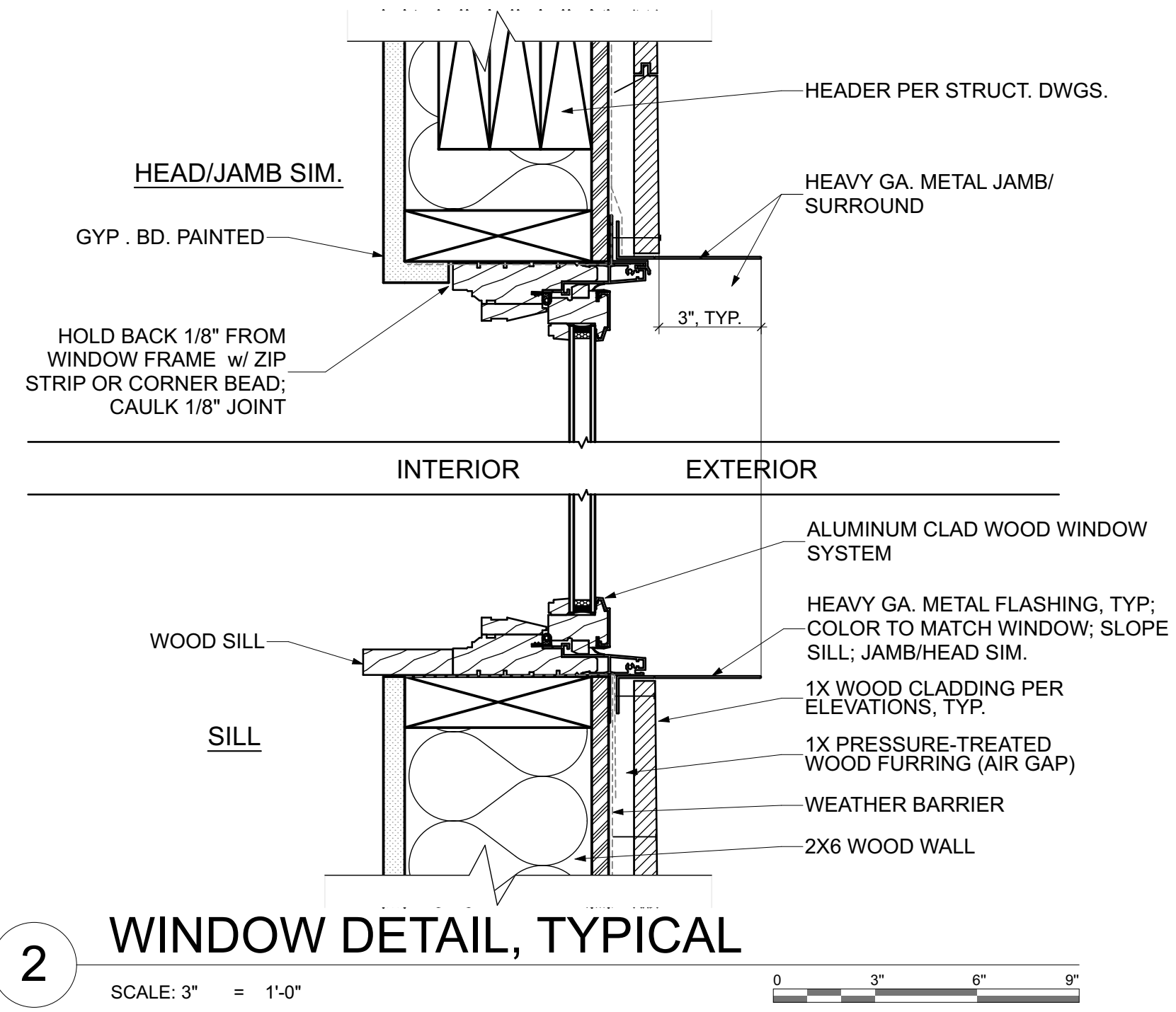
LOT COVERAGE:
1,371 SF / 5,796 SF = 0.24 OR 24%



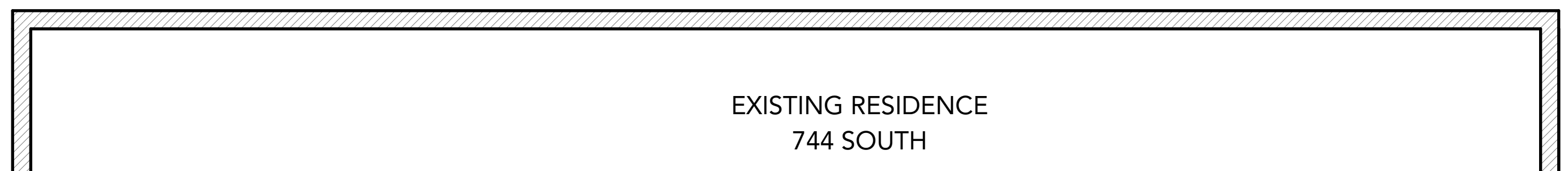
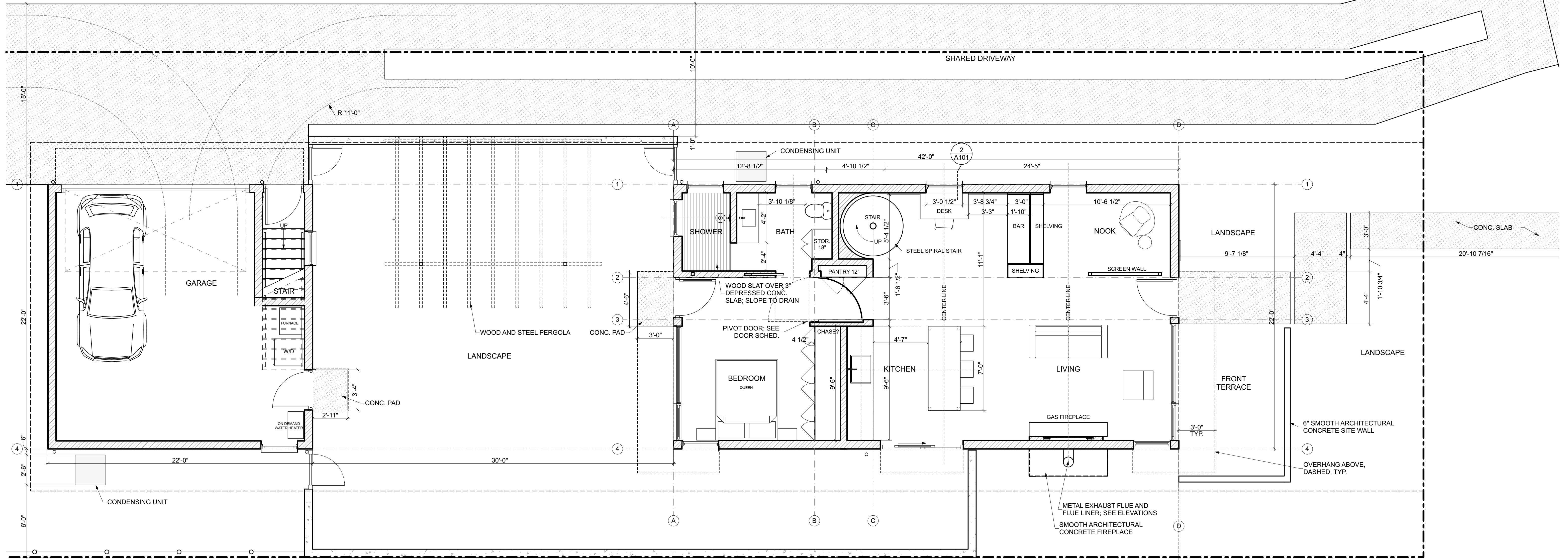
1 SITE PLAN

SCALE: 1/8" = 1'-0"





2 WINDOW DETAIL, TYPICAL
 SCALE: 3" = 1'-0"
 0 3 6 9



1 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 8

**GREEN
 STREET
 RESIDENCE**

738 GREEN ST.
 SALT LAKE CITY
 UTAH 84102

SEAL

PRINT DATE

3/22/21

PHASE

SCHEMATIC DESIGN CURRENT

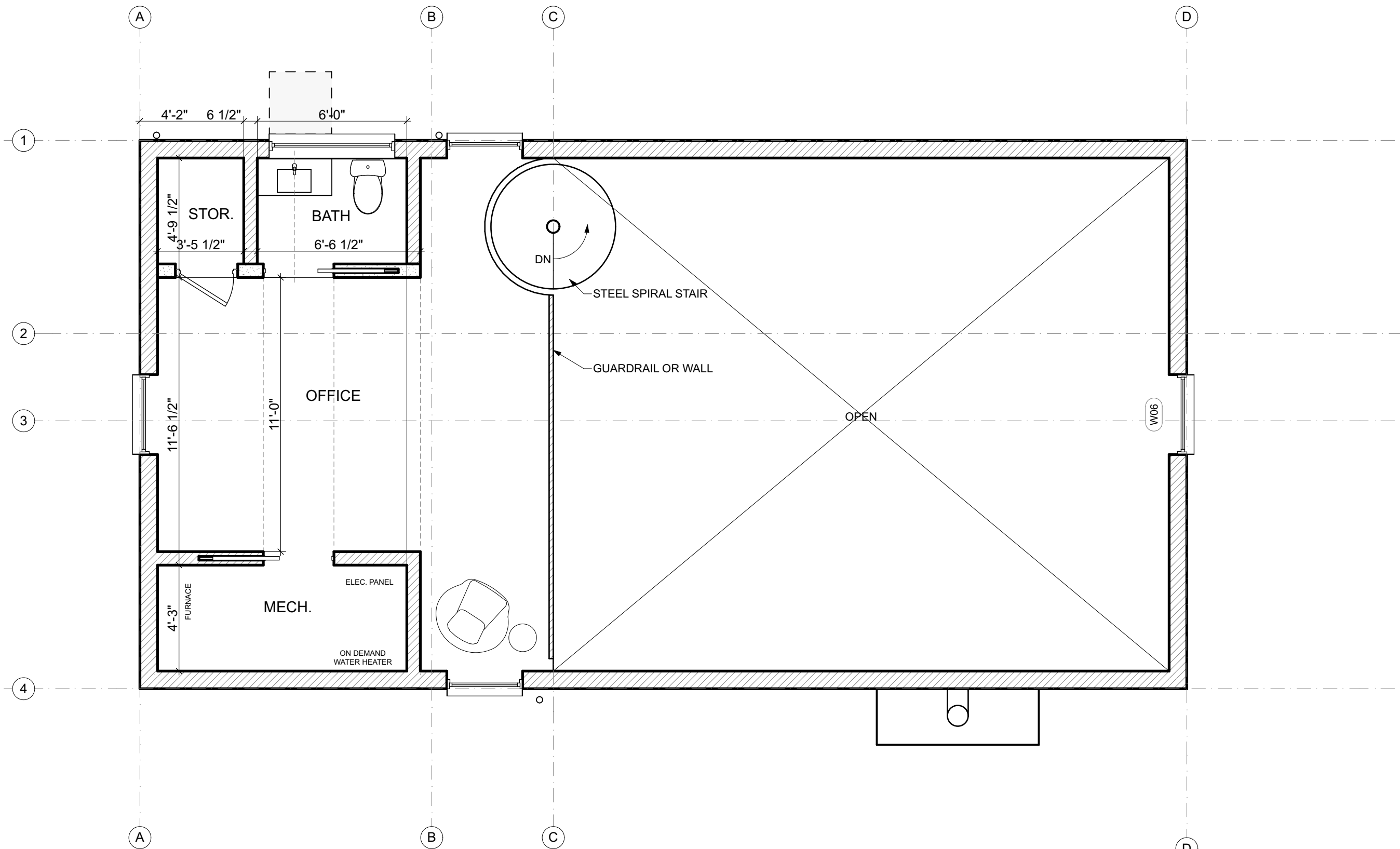
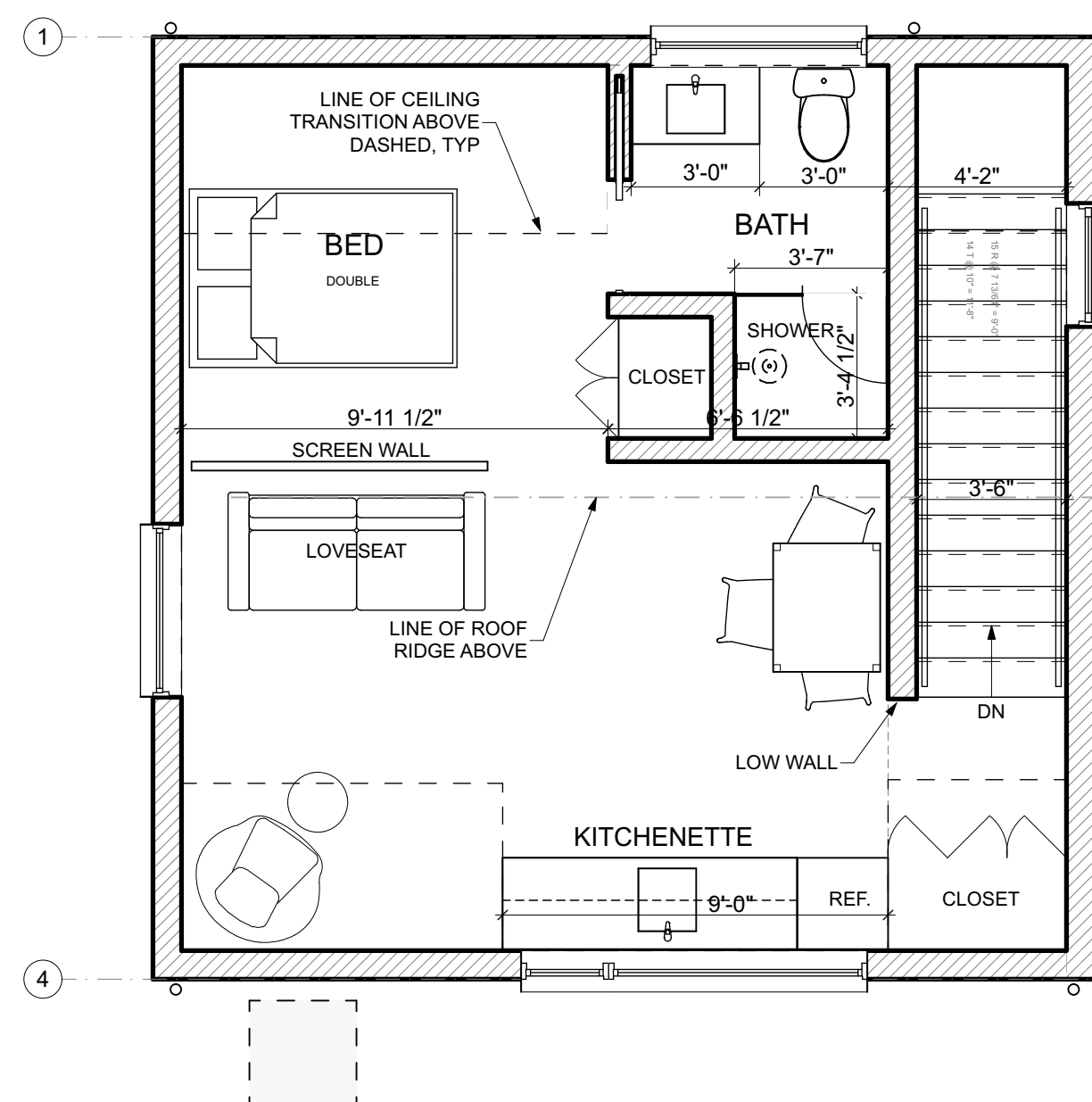
REVISIONS

SHEET TITLE

UPPER PLAN

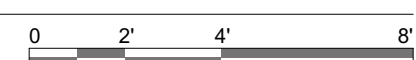
SHEET NUMBER

A102



1 UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEAL

PRINT DATE
3/22/21

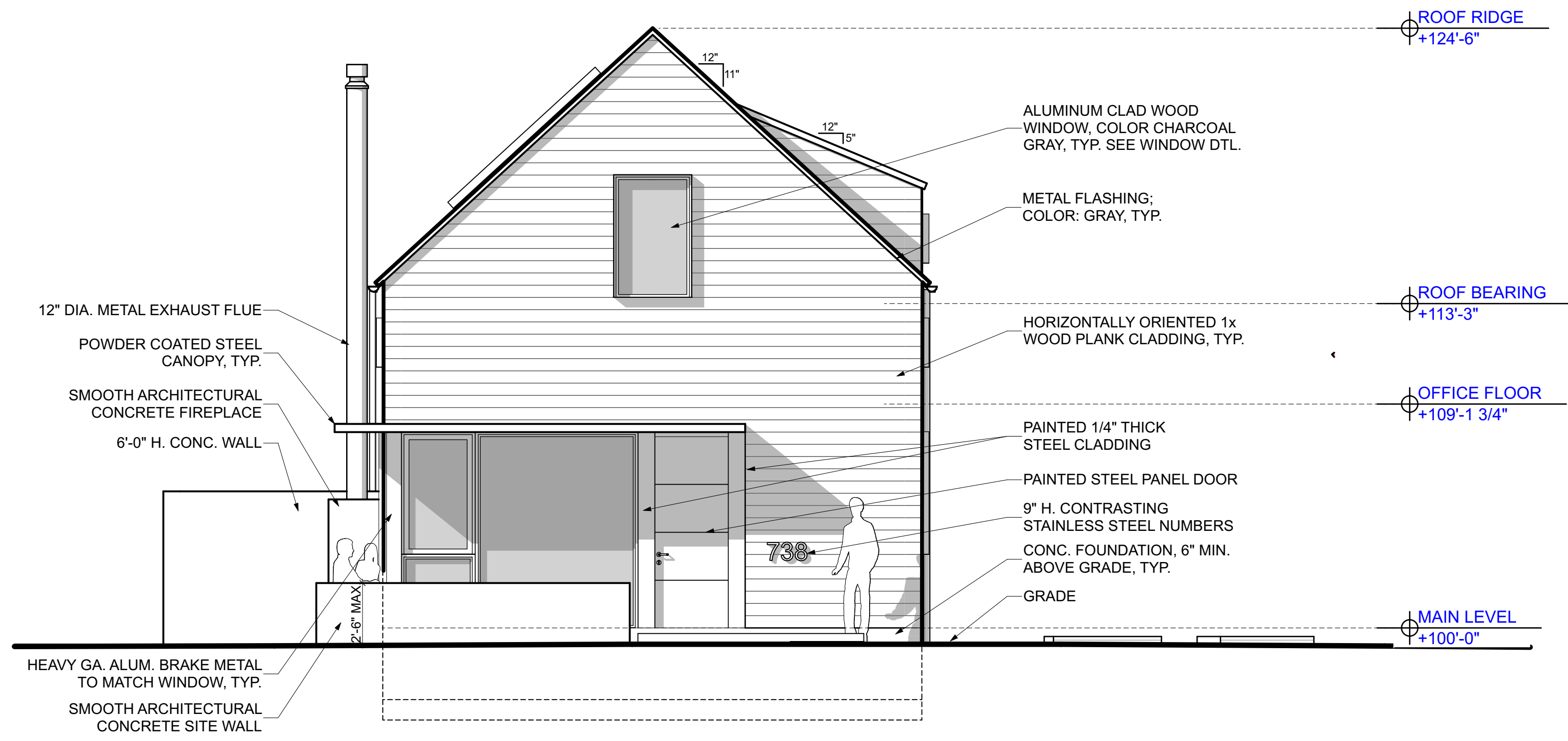
PHASE
 SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

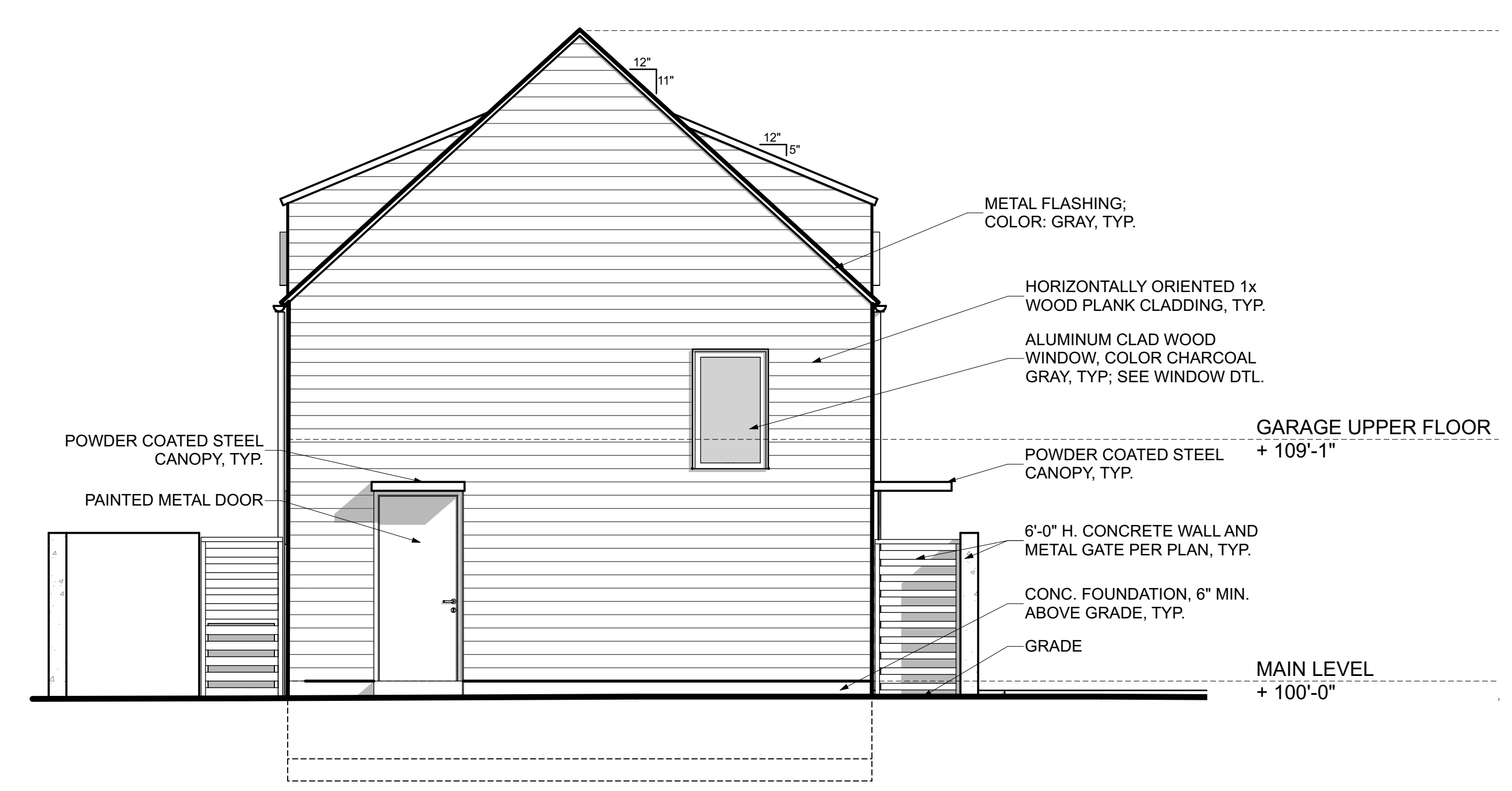
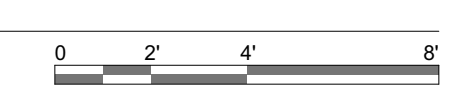
SHEET NUMBER

A201



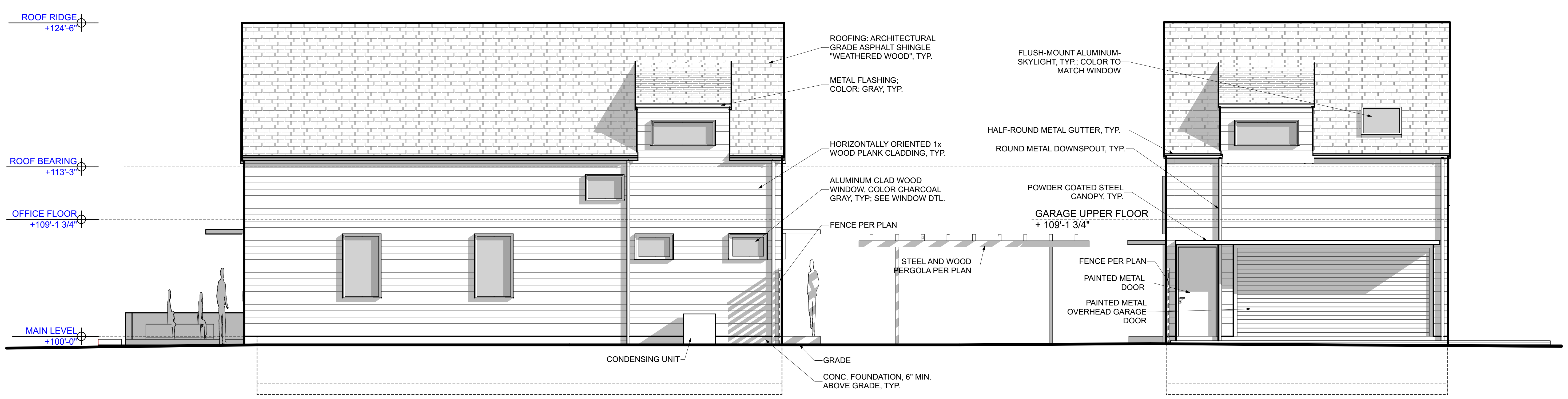
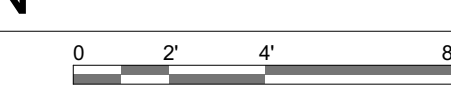
3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



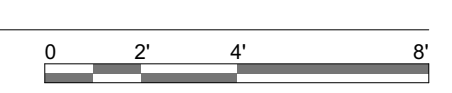
2 GARAGE - EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SEAL

PRINT DATE
3/22/21

PHASE
SCHEMATIC DESIGN CURRENT

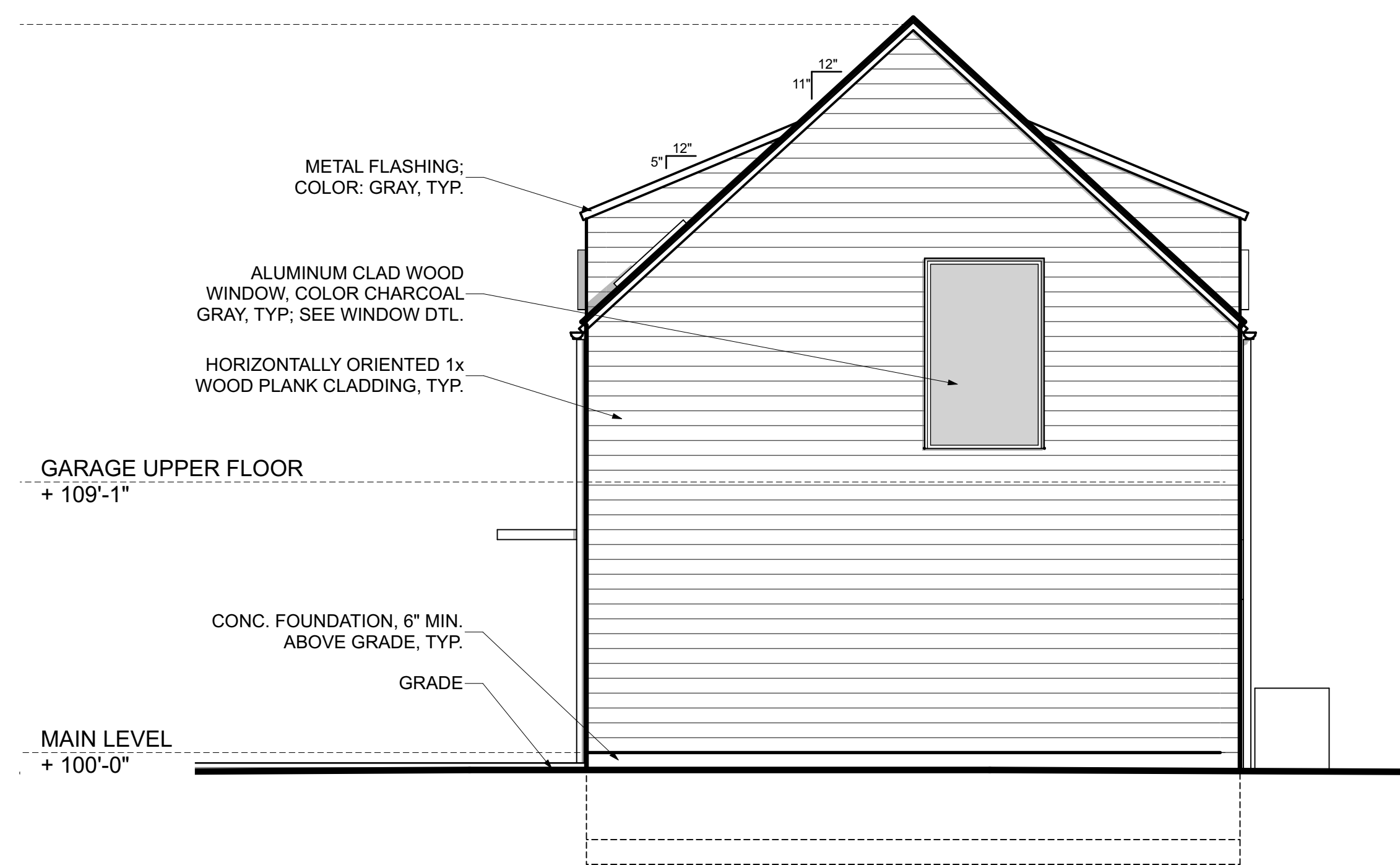
REVISIONS

SHEET TITLE

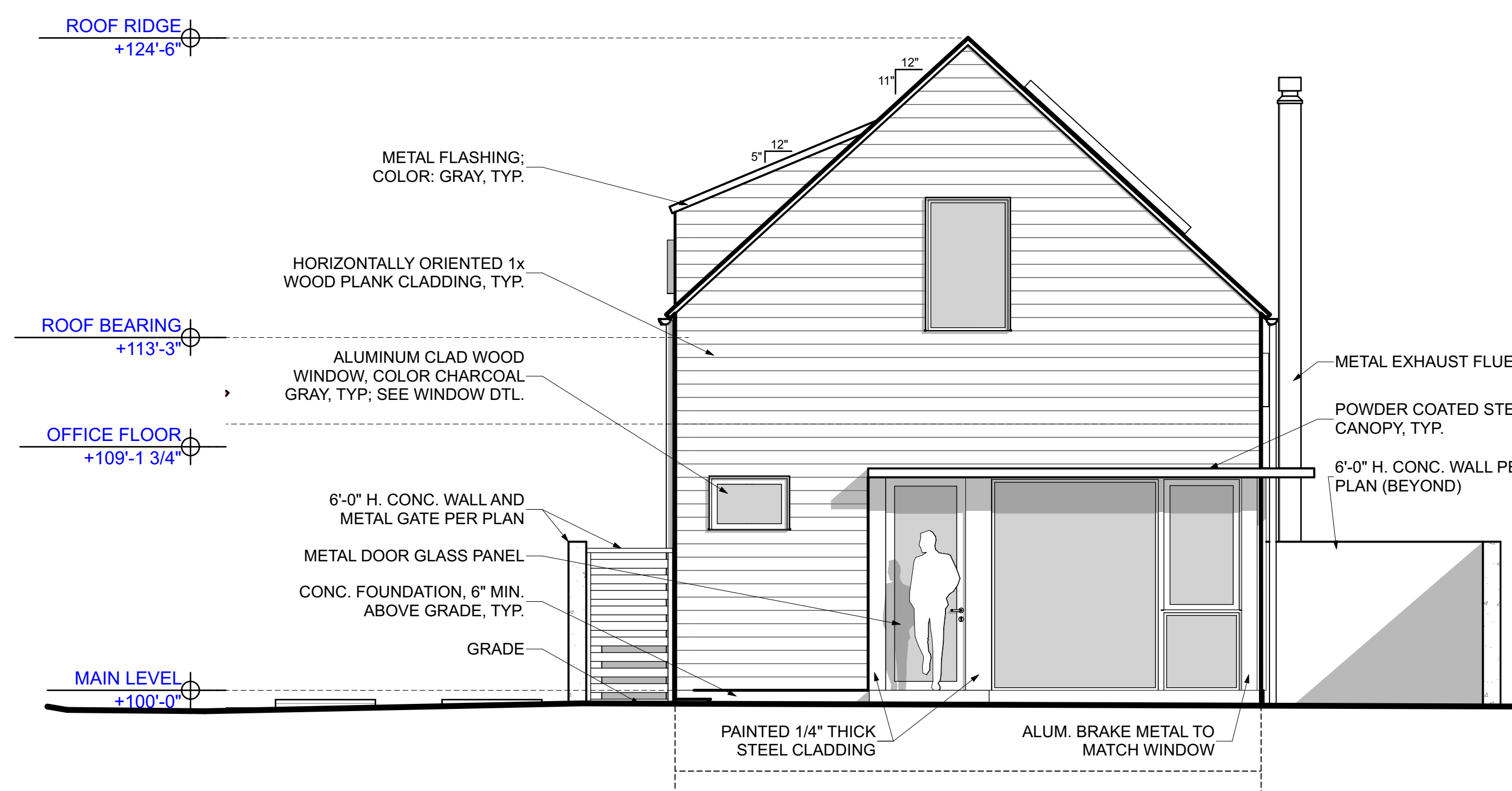
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

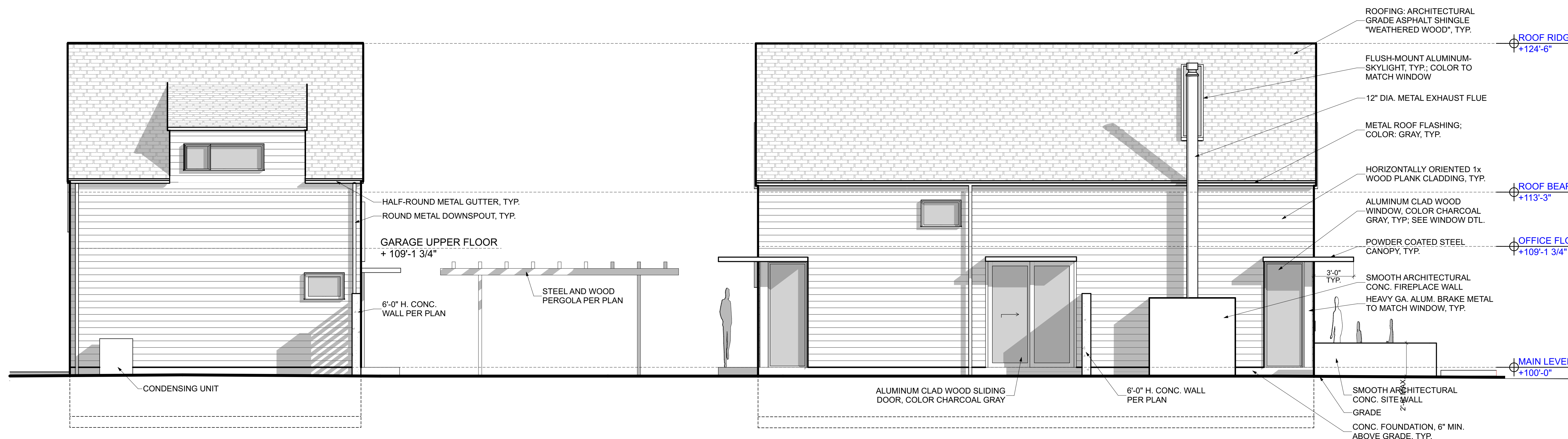
A202



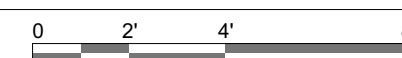
3 GARAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

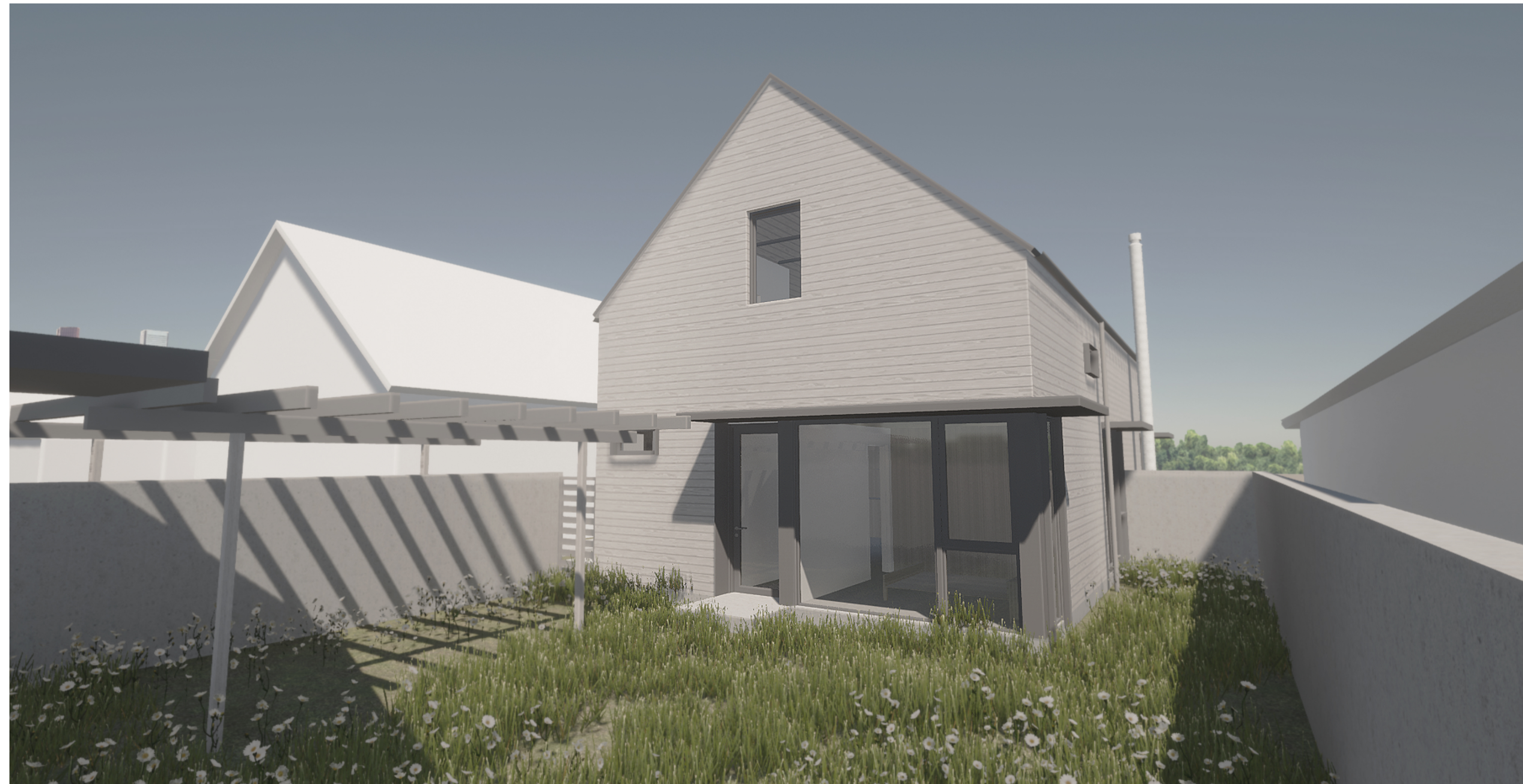


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





1 PERSPECTIVE - HOUSE FROM STREET
NOT TO SCALE



1 PERSPECTIVE - HOUSE FROM REAR YARD
NOT TO SCALE

SEAL

PRINT DATE

3/22/21

PHASE

SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE

PERSPECTIVE
VIEWS

SHEET NUMBER

A301