

Arment Accessory Dwelling Unit (Conditional Use)



Planning Petition Information for PLNPCM2021-00899

Request Type: Conditional Use for an Accessory Dwelling Unit

Location: 1167 East Sherman Avenue

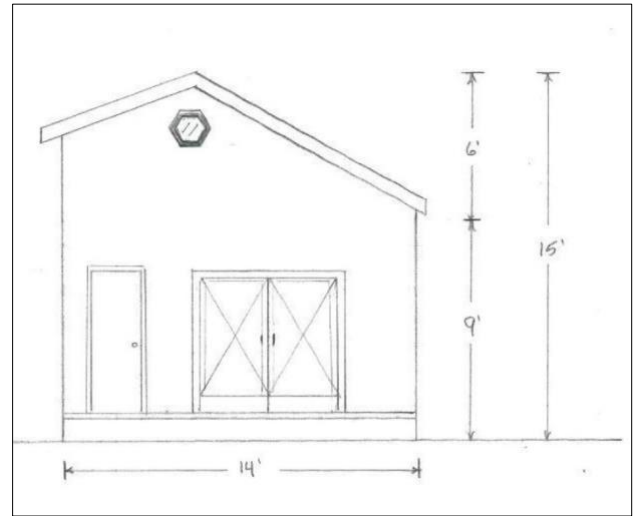
Zone: R-1/5,000 Single Family Residential District

Overlay District: None

Council District: #5, East Liberty Park, Jason Stevenson

What is the request?

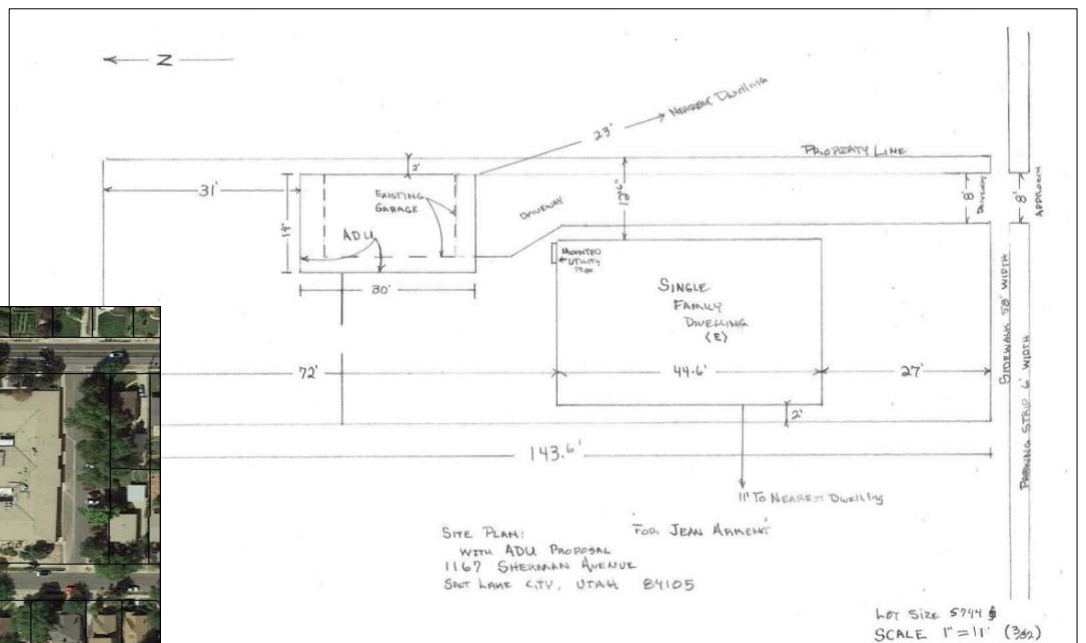
The property owner, Jean Arment is requesting conditional use approval for a 15-foot tall, 420-square-foot detached accessory dwelling unit (ADU) that will be located in the northeast corner of the property at 1167 Sherman Avenue. The subject property is approximately 0.13 acres (5,663 square feet) in size and within the R-1/5,000 Single Family Zoning District. This zone is a single-family residential district, where ADU's that are separate from the primary residence must be processed as a conditional use and approved by the Planning Commission. All additional code requirements can be reviewed in Section 21A.40.200 of the Zoning Ordinance.



Proposed Building Elevation

What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a single-family residential lot. ADUs can be attached to or part of the primary residence or be detached as a separate building in a backyard or a garage conversion. An ADU provides completely separate living space including a kitchen, bathroom, and its own entryway. City code requires the property to be owner occupied.



Site Plan



Subject Property

What are the next steps?

- Notice of this application has been sent to the Chair of the East Liberty Park Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Information regarding community councils can be found at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.
- If the Planning Commission approves the request, the applicant will be able to submit a building permit for the project, which would be reviewed by the Building Services Division.

Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click “Additional Information”
3. Click any applicant-submitted item to download submitted plans

If you have any questions or comments regarding this proposal, please contact:

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