

# PLANNING COMMISSION STAFF REPORT

Subdivision Amendment - Lots 15 (partial), 16 and 17, Federal Heights Subdivision (490-07-65)  
Located at Approximately 51 N. Wolcott  
July 9, 2008



Planning and Zoning Division  
Department of Community  
Development

**Applicant:** Joseph & Annette Jarvis

**Staff:** Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)

**Tax ID:** 09-33-359-007

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

**Master Plan Designation:**  
Avenues Master Plan – Low Density Residential 4-8 dwelling units per acre.

**Council District:** District 3, Councilmember Eric Jergensen

**Acreage:** .40 Acres

**Current Use:** Single Family Residential

**Applicable Land Use Regulations:** Title 20.31. Subdivision Amendments and Title 20. Subdivision Ordinance

**Attachments:**

- A. Department Comments
- B. Preliminary Plat Drawing
- C. Lot Area Map/Table
- D. Photographs

**REQUEST**

Petition 490-07-65, by Joseph and Annette Jarvis requesting preliminary approval to amend lots 15 (partial), 16 and 17, block 6 of the Federal Heights Subdivision by subdividing the existing property into two lots. The property is located at approximately 51 N. Wolcott and is located in a single family residential R-1-5,000 Zoning District.

**PUBLIC NOTICE**

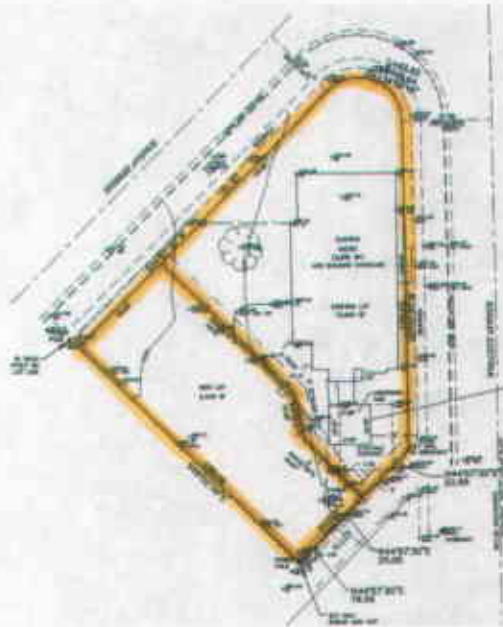
On June 25, 2008, a notice for the Planning Commission public hearing was mailed to owners of property within a radius of 450 feet, all property owners within the Federal Heights Subdivision as well as to community council chair meeting the minimum 14 day notification requirement. In addition, notice was sent to all individuals on the Planning Division's list serve and the agenda was posted on the Planning Division's web site. On June 26, 2008, signs were posted on the property meeting the minimum 14 day posting requirement.

**STAFF RECOMMENDATION:**

That the Planning Commission grant preliminary approval for the requested two-lot Subdivision Amendment subject to:

1. Compliance with departmental comments.
2. Final subdivision approval and recordation of a final plat.
3. Removing the deck on the southwest corner of the existing house sufficient to meet side and rear yard setback requirements and providing two off street parking spaces within the rear yard.
4. Any new construction will need to meet the standards and criteria of the R-1/5000 Zoning District and other applicable zoning and City codes.

VICINITY MAP



Proposed Lots

## **COMMENTS**

### **City Department Comments:**

Department comments are included in Attachment A.

### **Pre-Submittal Notes**

On October 25, 2007 at a pre-submittal conference, the following information was discussed with the applicant's representative and City staff. The structure was a former Fraternity property. The 16,727 square foot parcel is a corner property that is zoned R-1/5,000. The applicant would like to subdivide the property into two parcels to minimize the potential that someone could tear down the house. If they subdivide the property into two lots, new interior lot would be less than 7,000 square feet, soothe corner lot area would be of adequate size to maintain the 40% building lot coverage requirement with the existing structure. They are thinking of subdividing the property into two lots so they can sell the house more easily. They do not want someone to be able to demolish the house and divide the parcel up into three lots. Suggestions were made of putting a restriction on the deed that says they cannot further subdivide the property. They could also give a preservation easement for the existing structure to Utah Heritage Foundation. The house is 6,500 square feet. To subdivide they would have to go through subdivision amendment and a final plat would be required.

## **STAFF ANALYSIS AND FINDINGS**

### **Project History**

The applicant is requesting to subdivide the property into two lots in order to facilitate a new building lot that will front onto Sigsbee Avenue as shown above with the vicinity map and on Attachment B, Preliminary Plat Drawing. The existing house constructed in the early 1900s on the corner is proposed to remain. However, the structure is non-complying with respect to the required front, corner side and rear yard setbacks of the R-1-5,000 Zoning District.

The subject property is 16,727 square feet, which in the R-1/5000 Zoning District has enough lot area to support up to three lots. However, keeping the existing house on the subject property would only allow for two lots rather than three.

Subdivision Plat Amendments are generally approved administratively. However, due to the public concerns raised at a similar subdivision review across the street in 2006 (Nordhoff Subdivision at 1455 East Perry Avenue), the Administrative Hearing Officer opted to defer this subdivision request directly to the Planning Commission for approval consideration rather than hold an Administrative Hearing.

**Note:** Building elevation drawings are not required by this petition as this is a review of only the subdivision requirements.

### **Master Plan Discussion**

The adopted land use policy document that guides development in this area is the Avenues Master Plan. Adopted in July of 1987, this document identifies the subject property for very low density residential uses with 1-4 units per gross acre. However, Ordinance 26 of 1995 adopting the new community zoning maps of the

citywide zoning rewrite project amended the land use and zoning policies of all previously adopted master plans of the City to be consistent with the zoning maps. The R-1/5000 zoning classification was set in place in 1995. This zoning classification has a maximum land use density of 6 dwelling units per acre. This density is equivalent to the Low Density Residential land use designation of 4-8 units per acre in the Avenue Master Plan.

### **Standards**

A Subdivision Amendment petition may be approved only if it meets the requirements specified in Section 20.31.090 of the Salt Lake City Code. The requirements are as follows:

#### **A. The amendment will be in the best interest of the City.**

**Analysis:** The proposed amendment complies with the R-1/5,000 zoning standards for lot size and frontage and will add an additional single family housing unit to the City. This request has been reviewed by applicable City Divisions/Departments and has received support for preliminary approval. The proposed lots are compatible in size and shape with lots in the surrounding neighborhood, as shown on the attached Attachment C – Lot Area Map/Table. The sizes of the proposed lots are compatible with other lots on the same block face. The configurations of the lots are compatible with other lots in the neighborhood. The relationship of the lot(s) width to the lot(s) depth is compatible with other lots in the neighborhood. It is in the best interest of the City to maintain existing housing stock when feasible (Salt Lake City Housing Policy Plan). The new lots are compatible with the neighborhood development pattern.

**Finding:** Staff finds that the amendment is in the best interest of the City because the proposed lots are compatible in terms of size, shape and configuration, with other lots found throughout the neighborhood and on the block face. Staff also finds that the request has been reviewed by applicable City Divisions/Departments and has received support for approval. Staff also finds that it is in the best interest of the City to maintain existing housing stock and provide housing opportunity in a compatible manner.

#### **B. All lots comply with all applicable zoning standards**

**Analysis:** The property consists of a single 16,727 square foot parcel of land that will be subdivided into a 10,682 square foot and 6,045 square foot lot. According to Section 21A.24.070.F., the maximum lot size for a lot in the R-1-5,000 Zoning District is 7,500 square feet or 1 1/2 times the minimum lot size. However, the lot is existing and subdividing the property into two lots brings the property closer to complying with the existing zoning standards. The median lot size within the block is 7,644 square feet.

The existing lot is approximately 16,727 square feet (0.38 acres) in size and the applicant is requesting to subdivide this lot into two lots that will be 10,682 sq. ft. and 6,045 sq. ft. in size. The minimum lot size in the R-1/5,000 Zoning District is 5,000 square feet and the infill compatibility ordinance states that the maximum size of a new lot in this zoning district shall not exceed 7,500 square feet or 1.5 times the minimum lot size. However, lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. **Criteria:** The size of the new lot is compatible with other lots on the same block face.

Since this is a corner lot, the block faces on both Sigsbee Ave. and Wolcott St. apply. On subject block faces, lots range in size from approximately 16,572 square feet to 4,323 square feet. The proposed lots measure 10,682 square feet and 6,045 square feet.

Although the larger lot exceeds the maximum lot area requirement of the R-1/5,000 Zoning District, the proposed size, configuration and relationship of the lot width and depth is consistent with other lots along both block faces (See Attachment C – Lot Area Map). The larger lot of the subdivision proposal brings the existing lot closer to compliance with the zoning district lot area requirements.

**Finding:** The size of the new lots are compatible with other lots on the same block face.

2. **Criteria:** The configuration of the lot is compatible with other lots on the same block face.

Lots along both block faces are either rectangular or irregular in shape. Although there is a jog near the rear of the proposed lot to accommodate the existing garage, it will not be apparent from the street.

**Finding:** The configuration of the lot is compatible with other lots on the same block face.

3. **Criteria:** The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

The widths of lots on both block faces range from 96.60 feet to 140.62 feet. The proposed lots are 50 feet wide for the new lot and 151.87 and 139.12 for the other lot. The lot depths are compatible with other lots on the same block face.

**Finding:** The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

**Finding:** Staff finds that the proposed lots comply with the applicable lot size and frontage standards. Any future structures must be developed to meet the standards of the zoning ordinance.

**C. All necessary and required dedications are made.**

**Analysis:** No dedications are required with this request.

**Finding:** Staff finds that no dedications are required with this request.

**D. Provisions for the construction of any required public improvements are included.**

**Analysis:** Street improvements, curb and gutter exist in the area. Any future public way improvements associated with development of the property will need to be addressed as part of the building permit process.

**Finding:** Staff finds that the public way improvements are in place for the subject property.

**E. The amendment complies with applicable laws and regulations.**

**Analysis:** The proposed preliminary plat has been reviewed by the pertinent City Departments as to applicable laws and regulations. Each of these Departments has given support for preliminary approval of the Subdivision Amendment.

**Finding:** Staff finds that the proposed amendment complies with applicable laws and regulations.

**F. The amendment does not materially injure the public or any person and there is good cause for the amendment.**

**Analysis:** Staff can find no evidence that the amendment would injure the public or any person. Staff finds that there is good cause for the amendment because it is in the best interest of the City to bring an existing lot closer into compliance by creating lots that are more compatible with the surrounding lots. The proposed lots are compatible with surrounding lot shapes, sizes and configurations. The streets in the Federal Heights area are curvilinear and result in many lots that are non-rectangular. Due to the street configuration it is common to find “triangular” and other odd shaped lots in this area.

**Finding:** Staff finds that the amendment will not materially injure the public or any person and there is good cause for the amendment. Similar lot shapes, sizes and configurations are found throughout this area due to the curvilinear streets in the neighborhood.

**ATTACHMENT A**  
**SALT LAKE CITY DEPARTMENTAL REQUIREMENTS**

TO: RAY McCANDLESS, PLANNING DIVISION  
FROM: RANDY DRUMMOND, P.E., ENGINEERING  
DATE: JAN. 25, 2008  
SUBJECT: **Federal Heights Lots 15-17 Subdivision Amended  
51 N Walcott Street**

Engineering review comments are as follows:

1. This is a project to create two lots from three lots in an existing R-1-5000 subdivision. All of the required right-of-way exists, and the street is fully improved. Inasmuch as the snow is covering the street, it is not possible to tell if any of the existing curb, gutter and/or sidewalk will need to be replaced, at this time. This determination will be made at a later date, when the condition becomes apparent. Access is available to the new lot via an alley, so it is assumed that no new driveway will be required for the new lot. However, if one is required on Sigsbee Avenue, it shall be constructed as per APWA Std. Dwg. #222, and constructed by a license contractor via a Permit to Work in the Public Way. Sidewalk exists on the other side of the roadway.
2. The plat is being reviewed, and any required changes will be made known to the applicant's consultant.

cc: Brad Stewart  
Barry Walsh  
Scott Weiler  
George Ott  
Craig Smith  
Vault



**McCandless, Ray**

PUBLIC UTILITIES

**From:** Brown, Jason  
**Sent:** Tuesday, January 29, 2008 4:43 PM  
**To:** McCandless, Ray  
**Cc:** Garcia, Peggy  
**Subject:** Amended Lots 15, 16 and 17 Federal Heights Subdivision  
**Categories:** Program/Policy

Ray,

Public Utilities has reviewed the lot amendment and offer the following comments;

A new water service must be installed to provide culinary and irrigation water to the proposed lot. The new meter must be either a ¾ or one-inch meter. The meter must be located a minimum of three-feet outside any driveway. The location of the meter must be shown on a site utility plan.

A new sewer lateral must also be installed to provide sewer service. The lateral must be four-inch or six-inch SDR-35 PVC pipe. The location of the new sewer lateral must be a minimum of ten-feet from any water service.

Site drainage must not be allowed to drain on to the neighbors' property nor sheet drain across the sidewalk.

A site utility plan must be submitted to Public Utilities for review and approval. All fees, agreements and petitions must be completed before final approval from our department.

If you have any questions please do not hesitate to contact me.

Thanks,

Jason Brown, PE

Development Review Engineer  
Salt Lake City Public Utilities  
1530 South West Temple  
Salt Lake City, UT 84115  
(801) 483-6729  
(801) 483-6855 fax

2/22/2008

**McCandless, Ray**

DEPARTMENT OF AIRPORTS

**From:** Miller, David  
**Sent:** Thursday, January 17, 2008 9:37 AM  
**To:** McCandless, Ray  
**Cc:** McCandless, Allen  
**Subject:** RE: Petition 490-07-65; 51 North Wolcott, Preliminary Subdivision

Ray,

Thank you for the notice regarding a subdivision of property located at approximately 51 North Wolcott Street into 2 residential lots . This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 14550  
Salt Lake City, UT 84114-5550  
801.575.2972  
[david.miller@slcgov.com](mailto:david.miller@slcgov.com)

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**From:** McCandless, Allen  
**Sent:** Tuesday, January 15, 2008 3:49 PM  
**To:** Miller, David  
**Subject:** FW: Petition 490-07-65; 51 North Wolcott, Preliminary Subdivision

Dave,  
Please review the location and provide an airport response back to Ray. Thanks. --Allen

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**From:** Riley, Maureen  
**Sent:** Monday, January 14, 2008 5:39 PM  
**To:** McCandless, Allen  
**Subject:** FW: Petition 490-07-65; 51 North Wolcott, Preliminary Subdivision

FYI

Maureen

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**From:** McCandless, Ray  
**Sent:** Monday, January 14, 2008 3:51 PM  
**To:** McKone, Dennis; Baxter, DJ; Boskoff, Nancy; Burbank, Chris; Butterfield, Edward; Clark, Luann; Creswell, Lyn; De La Mare-Schaefer, Mary; Goff, Orion; Graham, Rick; Guevara, Sam; Harpst, Tim; Niermeyer, Jeff; Riley, Maureen; Rutan, Ed  
**Cc:** Shaw, George; Wheelwright, Doug; Coffey, Cheri; Paterson, Joel; LoPiccolo, Kevin  
**Subject:** Petition 490-07-65; 51 North Wolcott, Preliminary Subdivision

**Courtesy Notice** - Petition 490-07-65; 51 North Wolcott, Preliminary Subdivision.

Directors:

2/22/2008

**McCandless, Ray**PERMITS & LICENSING

**From:** Butcher, Larry  
**Sent:** Sunday, February 24, 2008 7:47 AM  
**To:** McCandless, Ray  
**Cc:** Goff, Orion  
**Subject:** Amended Lots 15,16,17 Federal Heights Subdivision / 490-07-65  
**Categories:** Program/Policy  
**Attachments:** DOC022408.pdf

Ray:

My comments:

- I have found 3 BOA cases that may provide additional information about the history of this property. Case # 6997 9-22-75, # 7950 3-26-79, and # 9127 1-4-83 & 1-17-83. I have attached a copy of the BOA cards for your reference. The case in 1979 granted a variance for a detached garage and the case in 1983 states that a request to legalize a non-complying garage was denied. A review of the minutes or case files may clarify this issue.
- This site lies within a Seismic Special Study area. A geotechnical surface fault rupture study will be required for future development.
- The new property line location to the west of the garage may cause the garage to become nonconforming with respect to Building Code. Garage construction within 5' of a property line must comply with one hour fire rated construction methods.
- The site plan is somewhat confusing but it appears that a deck would project across the property line into the new lot. The plans does not describe if this is an on grade or an above grade deck.

Larry

2/25/2008

**McCandless, Ray**

TRANSPORTATION

**From:** Walsh, Barry  
**Sent:** Monday, January 28, 2008 10:27 AM  
**To:** McCandless, Ray  
**Cc:** Young, Kevin; Drummond, Randy; Garcia, Peggy; Itchon, Edward; Butcher, Larry  
**Subject:** Fed Height sub lot 15,16 & 17  
**Categories:** Program/Policy

January 28, 2008

Ray McCandless, Planning

Re: Amend lots 15, 16 and 17 Federal Heights Subdivision at 51 North Wolcott Street.

The division of transportation review comments and recommendations are as follows:

The proposed combining of all lots and then dividing into two residential lots, present no traffic issue to the existing residential class roadways, Wolcott Street and Sigsbee Avenue.

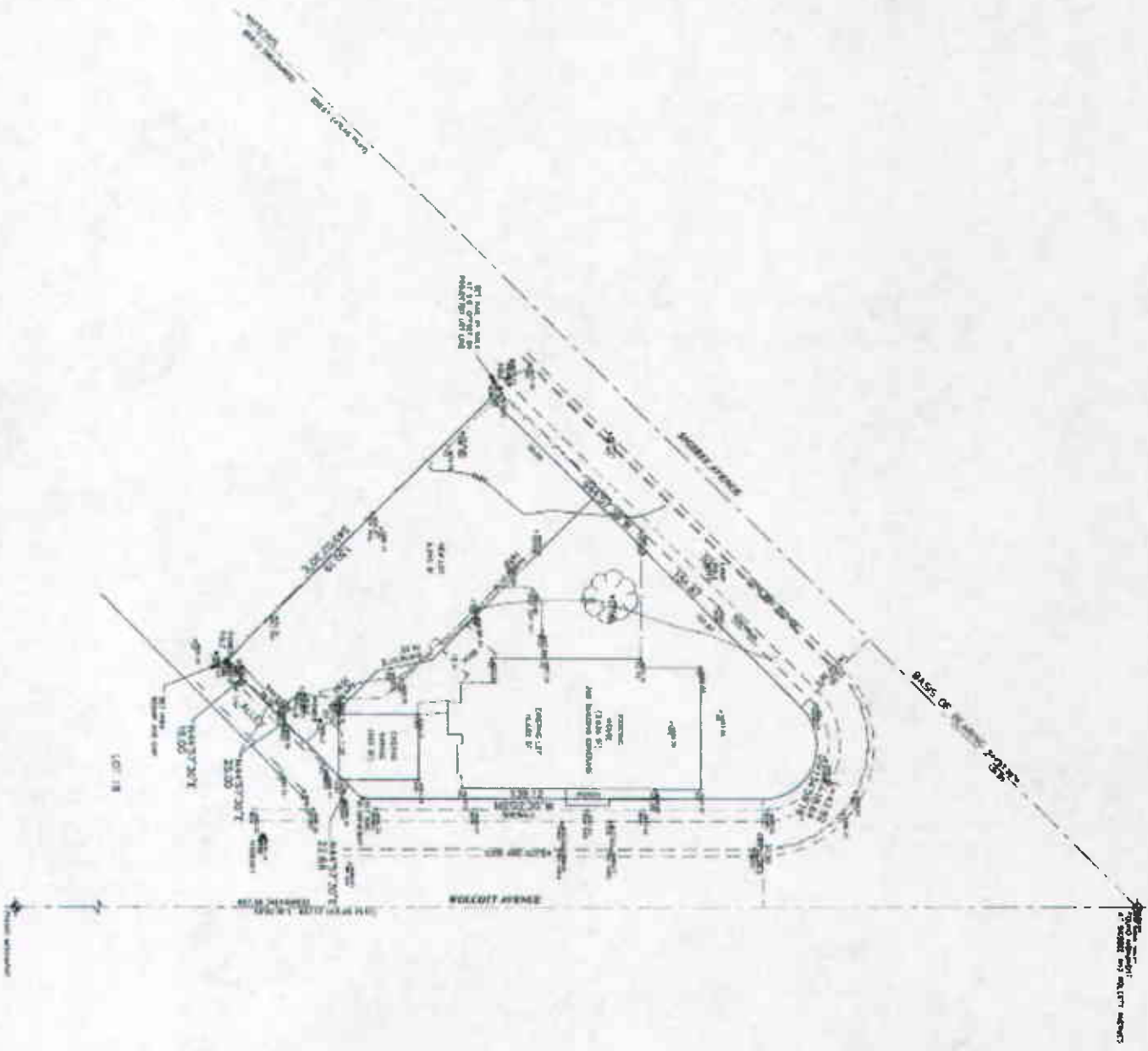
The present residence has vehicular access on Wolcott per a shared approach with the alley. The New lot will have frontage on Sigsbee Avenue and access as needed to the alley. Development of the new lot will need to comply to all Salt Lake City Corporation design standards. A new certified address will be required for the new lot.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Randy Drummond, P.E.  
Peggy Garcia, Public Utilities  
Ted Itchon, Fire  
Larry butcher, Permits  
File

**ATTACHMENT B**  
**PRELIMINARY SUBDIVISION PLAT DRAWING**



**PRELIMINARY PLAT**  
 LOTS 18 (PARTIAL), 19 AND 20 FEDERAL BLOCK 17  
 LOCATED IN THE SW QUARTER OF SECTION 13, T14N, R1E, S18W  
 SA. LAND CITY, SALT LAKE COUNTY, UTAH

# Preliminary Subdivision Plat Drawing

**ATTACHMENT C**  
**LOT AREA MAP/TABLE**



Lot Area Map



### Federal Heights Subdivision - Lot Area Table

| PARCEL     | PARCEL ADDRESS     | AREA     | PARCEL     | PARCEL ADDRESS         | AREA     |
|------------|--------------------|----------|------------|------------------------|----------|
| 0933356019 | 1455 E PERRY AVE   | 11722.50 | 0933358005 | 1366 E PERRY AVE       | 7776.43  |
| 0933356017 | 1445 E PERRY AVE   | 7887.60  | 0933358024 | 1401 E SIGSBEE AVE     | 9771.30  |
| 0933355003 | 82 N VIRGINIA ST   | 5983.01  | 0933358004 | 1362 E PERRY AVE       | 5177.82  |
| 0933355011 | 79 N LAUREL ST     | 5754.03  | 0933358030 | 24 N VIRGINIA ST       | 10266.20 |
| 0933356012 | 1415 E PERRY AVE   | 17555.80 | 0933359003 | 1420 E SIGSBEE AVE     | 9766.73  |
| 0933356013 | 1425 E PERRY AVE   | 8783.61  | 0933359010 | 1441 E SOUTH TEMPLE ST | 16572.10 |
| 0933356014 | 1427 E PERRY AVE   | 5854.95  | 0933360007 | 26 N WOLCOTT ST        | 9342.23  |
| 0933356015 | 1435 E PERRY AVE   | 5854.78  | 0933358023 | 1393 E SOUTH TEMPLE ST | 7837.78  |
| 0933356016 | 1441 E PERRY AVE   | 5854.60  | 0933358021 | 1383 E SOUTH TEMPLE ST | 7179.06  |
| 0933356018 | 1451 E PERRY AVE   | 5572.23  | 0933359002 | 1414 E SIGSBEE AVE     | 6512.30  |
| 0933360001 | 80 N WOLCOTT ST    | 8228.53  | 0933360011 | 24 N WOLCOTT ST        | 7352.30  |
| 0933355004 | 74 N VIRGINIA ST   | 7441.03  | 0933358020 | 1371 E SOUTH TEMPLE ST | 11139.50 |
| 0933355012 | 73 N LAUREL ST     | 6250.06  | 0933359001 | 1403 E SOUTH TEMPLE ST | 13484.70 |
| 0933355005 | 70 N VIRGINIA ST   | 7760.43  | 0933358019 | 1365 E SOUTH TEMPLE ST | 5955.52  |
| 0933355013 | 61 N LAUREL ST     | 7812.69  | 0933359009 | 1437 E SOUTH TEMPLE ST | 7644.41  |
| 0933360002 | 72 N WOLCOTT ST    | 6552.18  | 0933358018 | 1355 E SOUTH TEMPLE ST | 5957.45  |
| 0933355006 | 62 N VIRGINIA ST   | 7762.64  | 0933358017 | 2 N VIRGINIA ST        | 5749.30  |
| 0933355014 | 55 N LAUREL ST     | 7735.45  | 0933360012 | 22 N WOLCOTT ST        | 6578.45  |
| 0933360003 | 66 N WOLCOTT ST    | 15474.90 | 0933359008 | 1425 E SOUTH TEMPLE ST | 6261.64  |
| 0933358013 | 1422 E PERRY AVE   | 6792.72  | 1604107001 | 8 N WOLCOTT ST         | 10553.70 |
| 0933358014 | 1430 E PERRY AVE   | 5100.38  | 1604102002 | 1455 E SOUTH TEMPLE ST | 9378.09  |
| 0933358015 | 1440 E PERRY AVE   | 6250.06  | 1604102001 | 1391 E SOUTH TEMPLE ST | 7445.36  |
| 0933358016 | 1465 E SIGSBEE AVE | 6732.24  | 1604107002 | 7 S WOLCOTT ST         | 12839.30 |
| 0933358012 | 1414 E PERRY AVE   | 5201.61  | 1604104001 | 1352 E SOUTH TEMPLE ST | 6400.00  |
| 0933355007 | 58 N VIRGINIA ST   | 11639.20 | 1604104002 | 1354 E SOUTH TEMPLE ST | 6400.00  |
| 0933355015 | 1355 E PERRY AVE   | 5067.67  | 1604104003 | 1360 E SOUTH TEMPLE ST | 6400.00  |
| 0933358011 | 1408 E PERRY AVE   | 4837.38  | 1604104004 | 1370 E SOUTH TEMPLE ST | 8310.43  |
| 0933359007 | 51 N WOLCOTT ST    | 16762.70 | 1604105002 | 1404 E SOUTH TEMPLE ST | 6161.95  |
| 0933355016 | 1335 E PERRY AVE   | 4750.62  | 1604105003 | 1410 E SOUTH TEMPLE ST | 6422.24  |
| 0933358010 | 1400 E PERRY AVE   | 4998.84  | 1604105004 | 1432 E SOUTH TEMPLE ST | 7449.96  |
| 0933355008 | 44 N VIRGINIA ST   | 11642.40 | 1604105001 | 1404 E SOUTH TEMPLE ST | 4074.07  |
| 0933360004 | 54 N WOLCOTT ST    | 8612.69  | 1604104005 | 1380 E SOUTH TEMPLE ST | 8295.05  |
| 0933358009 | 1384 E PERRY AVE   | 5003.28  | 1604105007 | 1403 E FEDERAL WAY     | 6512.17  |
| 0933358028 | 1429 E SIGSBEE AVE | 7794.07  | 1604105005 | 1446 E SOUTH TEMPLE ST | 10252.90 |
| 0933358029 | 1437 E SIGSBEE AVE | 5849.95  | 1604104006 | 1388 E FEDERAL WAY     | 5549.01  |
| 0933358027 | 1425 E SIGSBEE AVE | 8094.60  | 1604105008 | 1409 E FEDERAL WAY     | 6513.42  |
| 0933358008 | 1382 E PERRY AVE   | 4998.84  | 1604107003 | 11 S WOLCOTT ST        | 6869.53  |
| 0933360005 | 44 N WOLCOTT ST    | 8984.47  | 1604104007 | 1394 E FEDERAL WAY     | 12357.60 |
| 0933355009 | 40 N VIRGINIA ST   | 7412.96  | 1604105006 | 26 S WOLCOTT ST        | 9130.32  |
| 0933359006 | 1440 E SIGSBEE AVE | 7287.16  | 1604105009 | 1415 E FEDERAL WAY     | 6506.56  |
| 0933358007 | 1376 E PERRY AVE   | 5003.28  | 1604107004 | 19 S WOLCOTT ST        | 7364.07  |
| 0933358026 | 1415 E SIGSBEE AVE | 8430.66  | 1604105010 | 1419 E FEDERAL WAY     | 6512.20  |
| 0933359005 | 1438 E SIGSBEE AVE | 6507.89  | 1604104017 | 27 S UNIVERSITY ST     | 6400.00  |
| 0933360006 | 36 N WOLCOTT ST    | 13542.10 | 1604104018 | 1355 E BUTLER AVE      | 8060.79  |
| 0933358006 | 1372 E PERRY AVE   | 5225.20  | 1604104019 | 1361 E BUTLER AVE      | 8710.26  |
| 0933359011 | 29 N WOLCOTT ST    | 4323.22  | 1604104008 | 1400 E FEDERAL WAY     | 6405.09  |
| 0933358025 | 1407 E SIGSBEE AVE | 6483.28  | 1604104020 | 1363 E BUTLER AVE      | 9023.57  |
| 0933359004 | 1428 E SIGSBEE AVE | 9769.10  | 1604105011 | 1421 E FEDERAL WAY     | 8356.37  |

| PARCEL     | PARCEL ADDRESS     | AREA     | PARCEL     | PARCEL ADDRESS     | AREA     |
|------------|--------------------|----------|------------|--------------------|----------|
| 1604107005 | 25 S WOLCOTT ST    | 7360.95  | 1604103006 | 1392 E BUTLER AVE  | 8715.98  |
| 1604104009 | 1408 E FEDERAL WAY | 6405.09  | 1604103011 | 69 S UNIVERSITY ST | 9473.88  |
| 1604104021 | 1373 E BUTLER AVE  | 8229.54  | 1604104029 | 1415 E BUTLER AVE  | 14073.60 |
| 1604105012 | 1427 E FEDERAL WAY | 7964.78  | 1604108003 | 75 S WOLCOTT ST    | 7328.96  |
| 1604104010 | 1414 E FEDERAL WAY | 6401.70  | 1604103007 | 1400 E BUTLER AVE  | 6474.11  |
| 1604107006 | 33 S WOLCOTT ST    | 7356.25  | 1604104030 | 74 S WOLCOTT ST    | 6474.61  |
| 1604105013 | 1435 E FEDERAL WAY | 12238.20 | 1604103009 | 55 S UNIVERSITY ST | 861.13   |
| 1604104022 | 1377 E BUTLER AVE  | 7285.06  | 1604103008 | 1410 E BUTLER AVE  | 5814.06  |
| 1604104011 | 1418 E FEDERAL WAY | 10169.30 | 1604108004 | 85 S WOLCOTT ST    | 10601.60 |
| 1604107007 | 39 S WOLCOTT ST    | 7351.57  | 1604103012 | 75 S UNIVERSITY ST | 10825.00 |
| 1604104023 | 1381 E BUTLER AVE  | 6192.40  | 1604104031 | 78 S WOLCOTT ST    | 5259.38  |
| 1604104039 | 1424 E FEDERAL WAY | 8903.86  | 1604108005 | 87 S WOLCOTT ST    | 4050.00  |
| 1604104024 | 1385 E BUTLER AVE  | 6998.54  | 1604103013 | 1357 E 100 S       | 10078.10 |
| 1604107008 | 1471 E FEDERAL WAY | 7780.07  | 1604103014 | 1367 E 100 S       | 5206.25  |
| 1604103001 | 41 S UNIVERSITY ST | 10811.40 | 1604103015 | 1373 E 100 S       | 7814.06  |
| 1604103002 | 1366 E BUTLER AVE  | 5475.83  | 1604103016 | 1383 E 100 S       | 5212.50  |
| 1604104013 | 1430 E FEDERAL WAY | 12467.50 | 1604103017 | 1387 E 100 S       | 5214.84  |
| 1604104025 | 1393 E BUTLER AVE  | 7009.80  | 1604103021 | 1395 E 100 S       | 9289.03  |
| 1604103003 | 1370 E BUTLER AVE  | 5047.70  | 1604103020 | 1416 E BUTLER AVE  | 5013.04  |
| 1604104026 | 1399 E BUTLER AVE  | 7760.60  | 1604104032 | 1417 E BUTLER AVE  | 9553.30  |
| 1604104014 | 1436 E FEDERAL WAY | 7122.34  | 1604104033 | 1431 E 100 S       | 5231.71  |
| 1604103004 | 1376 E BUTLER AVE  | 6980.81  | 1604104034 | 1435 E 100 S       | 5234.38  |
| 1604104015 | 1442 E FEDERAL WAY | 8906.47  | 1604104035 | 1441 E 100 S       | 6284.68  |
| 1604103009 | 55 S UNIVERSITY ST | 4394.68  | 1604104036 | 1443 E 100 S       | 5239.84  |
| 1604104016 | 70 S WOLCOTT ST    | 8895.44  | 1604108006 | 95 S WOLCOTT ST    | 13666.90 |
| 1604104027 | 1403 E BUTLER AVE  | 7202.51  |            |                    |          |
| 1604108001 | 65 S WOLCOTT ST    | 7337.50  |            |                    |          |
| 1604108002 | 1474 E FEDERAL WAY | 7337.51  |            |                    |          |
| 1604103005 | 1386 E BUTLER AVE  | 9903.03  |            |                    |          |
| 1604104028 | 1409 E BUTLER AVE  | 11625.10 |            |                    |          |
| 1604103010 | 61 S UNIVERSITY ST | 4900.25  |            |                    |          |

**ATTACHMENT D  
PHOTOGRAPHS**



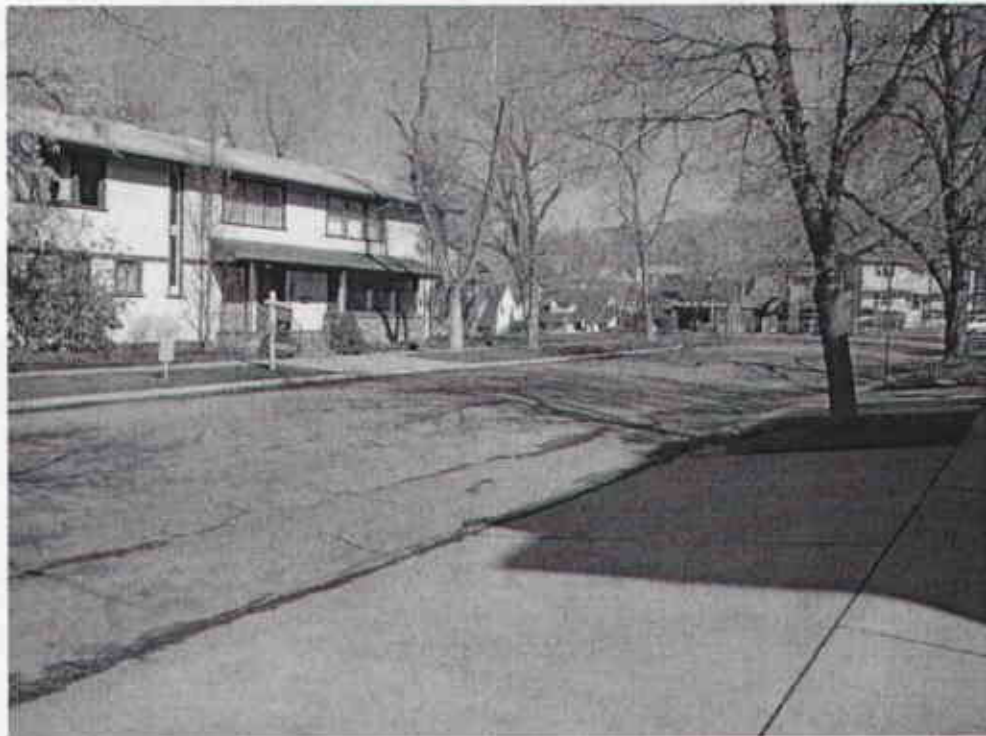
**View from Sigsbee Avenue**



**View from Sigsbee Avenue**



**View from Sigsbee Avenue**



**View from Wolcott Street**