Planning Commission Staff Report

Peter and Sandra Clark Special Exception-Unit Legalization Special Exception PLNPCM2013-00336 2551 S Highland Drive

Public Hearing: September 25, 2013



Planning Division
Department of Community &
Economic Development

Applicant:

Peter and Sandra Clark

Staff:

Michael Maloy AICP (801) 535-7118 Michael.maloy@slcgov.com

Current Zone:

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

Master Plan Designation:

Very Low Density Residential (Sugar House Community Master Plan, adopted December 13, 2005)

Council District:

District 7 – Søren Simonsen, Council Member

Community Council:

Sugar House - Christopher Thomas, Chair

Current Use:

Two-Family Residential

Applicable Land Use Regulations:

- 21A.24.070: R-1/5,000
- 21A.52.060: Special Exceptions General
- 21A.52.030: Special Exceptions (Unit Legalization)

Attachments:

- A. Application Materials
- B. Board of Adjustment Minutes
- C. Abstract of Findings and Order August 1995
- D. Zoning Certificate 1996
- E. Abstract of Findings and Order May 1995
- F. Certificate of Present Condition 2000
- G. Appeal Letter 2009
- H. Site Photographs
- I. Citizen Comments
- J. City Department Comments

Request

The applicants, Peter and Sandra Clark, are requesting a special exception to legalize a third dwelling unit that is a part of a two-family dwelling located approximately at 2551 S Highland Drive. The Planning Commission has final decision making authority for special exceptions.

Recommendation

Based on the findings listed in the staff report, it is the Planning staff's opinion that the applicant, though meeting the general standards of special exception and unit legalization, does not qualify for legalization of an additional unit because of two certificates issued by the City after 1995 that recognized only two dwelling units. Therefore staff recommends the Planning Commission deny the application as proposed.

Recommended Motion

Based on the findings listed in the staff report, the evidence provided, and the testimony heard, I move that the Planning Commission deny the Peter and Sandra Clark Special Exception-Unit Legalization PLNPCM2013-00336.

Vicinity Map



Background

The applicants, Peter and Sandra Clark, seek unit legalization of a third unit within an existing two-family dwelling located at approximately 2551 S Highland Drive (Attachment A – Application Materials). The City Council recently adopted new criteria to legalize additional dwelling units and the applicants seek to qualify under those new provisions. The attached Polk and Cole directories, along with the affidavits submitted by the applicant, document the occupant history of the subject property. In general, the history of occupation for the third unit appears to meet the applicable provisions of unit legalization. Furthermore, Planning staff found the petition met provisions pertaining to parking, transportation, and having no significant or unresolved zoning violations. However, while reviewing the application, Planning staff did find evidence that the subject property has been recognized as a two-family dwelling (duplex) on at least two occasions by Salt Lake City. The history of the subject property is discussed below in greater detail.

The current arrangement of the subject property contains a basement unit, a main level unit, and an upstairs unit. All three units have separate entrances that can be accessed from the rear or front of the property. There are four parking stalls located adjacent to an alleyway at the rear of the subject property. The neighborhood of the subject property is zoned primarily for single-family use. However, throughout the neighborhood there are two-family and multi-family dwellings.

The dwelling units within the subject property have a complex history. On August 7, 1995, the subject property owner Alexandra (Sandy) Wright, requested special exception approval, case number 2214-B, for legalization of a two-family dwelling at 2551 S Highland Drive. From the evidence and testimony presented, the Salt Lake City Board of Adjustment legalized two-family dwellings at 2551 S Highland Drive (Attachment B – Board of

Adjustment Minutes). Furthermore, an Abstract of Findings and Order from the Salt Lake City Board of Adjustment pertaining to this case 2214-B was recorded against the subject property on August 30, 1995 (Attachment C – Abstract of Findings and Order August 1995). Within the Findings and Order letter, it was declared that the subject property at 2551 S Highland Drive was granted special exception for a two-family dwelling, as presented, provided all housing code and parking requirements were met. Almost a year later on June 19, 1996, a zoning certificate for the subject property was issued by Salt Lake City establishing the property as a "legal conforming duplex" (Attachment D – Zoning Certificate 1996).

Planning staff also found evidence regarding access to a portion of the dwelling. In an Abstract of Findings and Order letter dated May 24, 1995, the Appeals Board addressed an appeal submitted by Sandy Wright (former property owner) for rise and run of the exterior stairway, stair headroom, minimum ceiling height, and sill head for egress window. Although this letter does not specifically cite an upstairs dwelling unit, the language of the appeal refers to living space within an upper portion of the dwelling. Furthermore, it is clear that such an appeal is requesting building code adjustments to allow occupancy in the upstairs of the subject property.

Concerning the dwelling unit history of the subject property, Planning staff found evidence that directly affects the basement of the property. On September 14, 2000, a Certificate of Present Condition was issued for the subject property to the owner, Alexandra M Wright (Attachment F – Certificate of Present Condition 2000). In this document, it was declared that the present conditions of the subject property was "deemed as a legal duplex by Salt Lake City" and the "basement area to be used as storage only." Like the previous zoning certificate, the certificate of present conditions does not specify where the two dwelling units are located within the structure. However, the evidence indicates that the property owner, Alexandra M Wright, was striving to make the upstairs unit livable. In conclusion, it appears that the 1996 zoning certificate pertained to the main level and upstairs unit since the basement unit was deemed to be used as storage only.

Moving ahead into 2009, the Planning staff found evidence that again directly effects the basement unit of the subject property. On 14 May, 2009, the Planning staff located a letter from a Housing and Zoning Specialist to Ms. Sandra Clark communicating an Advisory and Appeals Board case (HAZ2009-00826) decision concerning the basement. In this letter, the language suggests that the Advisory and Appeal Board approved a decision that established a series of provisions that needed to be met so that the basement could be livable (Attachment G – Appeal Letter 2009). Whether or not these provisions were ever achieved by the subject property owner is unknown to the Planning staff. However, occupant history provided by the applicants has shown that this space has been rented out as a unit.

In summary, the zoning history of the three units of the subject property offers a complicated past. In 1996, a zoning certificate was issued declaring the subject property to be a legal two-family dwelling. Shortly before the issue of this zoning certificate, evidence shows that the upstairs unit was going to be reconfigured so that it could legally house people. Therefore, this zoning certificate likely entails the upstairs and main level units comprising the two-family dwelling. In 2000, City documentation again established the subject property as a two-family dwelling and that the basement was to be used as storage only. However, in 2009, steps were taken in accordance with City instruction to make the basement livable. Since the subject property has been clearly identified by the City as a two-family dwelling on two separate occasions, it is the opinion of the Planning staff to recommend denial of the applicant's request for unit legalization of a third unit of an existing two-family dwelling.

Public Notice

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before September 13, 2013
- Public hearing notice posted on property on September 12, 2013
- Public notice posted on City and State websites September 13, 2013

Public Comments

Staff received an email from a concerned neighbor citing several different complaints regarding the subject property. Staff also received an email from Grace Sperry, a nearby resident in the neighborhood, citing support for the unit legalization (Attachment I – Citizen Comments).

Analysis and Findings

The standards of review for a special exception are set forth in Section 21A.52.060 of the Salt Lake City Zoning Ordinance. The standards are as follows:

A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Analysis:

The subject property is located in the R-1/5,000 zoning district, which is intended for conventional single-family residential units on lots not less than five thousand square feet. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for a safe and comfortable place to live and play, promote sustainable and compatible development patterns, and to preserve the existing character of the neighborhood. Although there are four two-family dwellings, not counting the subject property, and five single-family detached dwellings in the subject property neighborhood, the R-1/5,000 zoning district does not permit the use of multiple-family dwellings (i.e. triplex). The applicant is requesting unit legalization of a third unit within a legal two-family dwelling therefore making the subject property a multiple-family dwelling.

Finding: The applicant's request to legalize a third unit within a two-family dwelling does not comply with this standard because multiple-family dwellings are neither a permitted nor a conditional use within the R-1/5,000 zoning district.

B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Analysis:

No evidence was provided to the Planning staff that demonstrates substantial impairment of property value if the petition is approved. Using public information from Salt Lake County, the Planning staff examined the 2013 property values of both two-family and single-family dwellings within the neighborhood. The results of the study showed that two-family dwelling households were slightly larger in value than single-family dwellings.

Finding: The application is compliant with this standard as per the analysis above. Evidence demonstrating substantial impairment to property value does not exist in the context of this immediate neighborhood.

C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare; and

Analysis:

The character of the area, though primarily zoned for single-family dwellings, does contain several two-family dwellings. In fact, in the immediate neighborhood of the subject property there are approximately four two-family dwellings. Two of the two-family dwellings are on the same block face as the subject property and the other two are across the street. Currently, the subject property is recognized as a legal conforming two-family dwelling. The addition of one more legal unit making for a multi-family dwelling (triplex) would not have an undue adverse effect upon the character of the area or the public health, safety and general welfare because in the immediate neighborhood there are already several two-family dwelling establishments.

Finding: The petition does comply with this standard; increasing the subject property one more unit would not affect the character of the immediate neighborhood.

D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Analysis: Regarding the compatibility of use and development of the neighborhood properties, the increase of one unit at the subject property making it a multi-family dwelling would be reasonably compatible with the current configuration of the neighborhood. As previously stated, there are four legally conforming two-family dwellings, not counting the subject property, that exist in the immediate neighborhood. Therefore, the legalization of a third unit making a multi-family dwelling in the neighborhood would be compatible.

Finding: The petition does adequately comply with this standard. The legalization of a third unit would be compatible with the neighborhood properties.

E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Analysis: No natural, scenic or historic features of significant importance are known to be on or adjacent to this property.

Finding: Legalization of the third unit will not result in the destruction of significant features and thus complies with this standard.

F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Analysis: The requested legalization will not result in any air, water, soil or noise pollution.

Finding: Legalization of the third unit will not materially impact air, water, soil or noise quality in the neighborhood and thus complies with this standard.

G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Certain Special Exceptions have specific standards and conditions that apply. Ordinance **21A.52.030.A.22.b** applies to all unit legalizations. Those standards and conditions are as follows:

- 1. The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:
 - (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
 - (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
 - (C) Utility records indicating existence of a dwelling unit;
 - (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
 - (E) Notarized affidavits from a past tenant, neighbor, previous owner, or other individual who has knowledge about the dwelling unit;
 - (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
 - (G) Any other documentation that indicates the existence of the dwelling unit that the owner is willing to place into a public record.

Analysis: The application included Polk and Cole directory information (F above) and notarized affidavits (E above) from a neighboring property owner and a current tenant of the subject property. Although some names and phone numbers are not verified, the Polk/Cole directories do establish evidence of occupation prior to 1995. Furthermore, the affidavit of the neighbor also supplements the Polk/Cole directory evidence of occupation. However, documented land-use is contrary to the conditions associated with the 1996 zoning certificate and the 2000 certificate of present condition.

Finding: Although the petition appears to comply with this standard, the property has not been used in compliance with recorded certificates published by the city since 1995.

- 2. The dwelling unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:
 - (A) Evidence listed in standard b(1) indicates that the unit has been occupied at least once every five (5) calendar years;
 - (B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;
 - (C) If evidence of maintaining a separate dwelling unit as required by Subsections (A) and (B) cannot be established, documentation of construction upgrades may be provided in lieu thereof.
 - (D) Evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.

Analysis: The Polk/Cole directories and tenant affidavit demonstrate the third unit was maintained as such since April 12, 1995.

Finding: Although the petition appears to comply with this standard, the property has not been used in compliance with recorded certificates published by the city since 1995.

- 3. The property where the dwelling unit is located:
 - (A) Can accommodate on-site parking as required by this title, or
 - (B) Is located within one-quarter (1/4) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

Analysis: A review of the site, and of the applicant's site plan, found that the site currently has four parking stalls at the rear of the subject property (Attachment H - Site Photographs). The property location, verified by the City Transportation Division, does meet the second option of criterion 3(B) because it is located within one-quarter (1/4) mile of an active bus stop along.

Finding: The petition complies with this standard. The property is located within one-quarter (1/4) mile of an active bus stop (Attachment J – City Department Comments).

4. There is no history of zoning violations occurring on the property. To determine if there is a history of zoning violations, the city shall only consider violations documented by official city records for which the current unit owner is responsible.

Analysis: Staff reviewed the City's records for zoning violations on this property and found no history of violations by the current owner.

Finding: The petition complies with this standard. Staff found no history of zoning violations by the current owner.

Commission Options

If the third unit is approved, the applicant can continue with the process for unit legalization, including compliance with a life-safety inspection.

If the third unit is denied, the owner could only use the property for a two-family dwelling or other uses permitted by the R-1/5,000 Single-Family Residential District. Secondly, denial of the third unit will require the removal of it by the City.

Potential Motions:

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Below is a potential motion that may be used in cases where the Planning Commission determines the special exception-unit legalization should be approved.

Not Consistent with Staff Recommendation:

Based on the testimony, and evidence presented, I move that the Planning Commission grant the Peter and Sandra Clark Special Exception – Unit Legalization PLNPCM2013-00336 for the third unit in a two-family dwelling located at approximately 2551 S Highland Drive, subject to compliance with a life-safety inspection. (Planning Commission must state specific findings in support of this motion.)

May 10, 2013

Housing and Zoning,

This is in regards to our property on 2551 South Highland Drive, Salt Lake City Utah 84106. We purchased this property in November 2003. At the time the property was marketed as a duplex with a mother-in-law apartment. All 3 units were rented and we cleaned up the property and have owned it since. We have always had good tenants and have taken care of the property. There are six parking spots in the rear of the property with alley access and there is a bus stop for public transportation 100 feet away. The entire street is a mix of single- family homes with duplexes, triplexes and fourplexes.

A few years ago a neighbor called in a complaint about our property only being zoned a duplex and we had an inspector come out. At the time the upstairs apartment and the main floor were the legal units. We had the inspector go and look at the basement and we did the few things that were asked of us to legalize that unit. They came and passed it off and we thought the problem was resolved. We then received another letter from Carol Gent 3 years later. The same neighbor called a complaint in again and opened up the case. He doesn't like all the cars in front of his house. These cars are not ours. They come from the 4-plex across the street. I have gone door to door speaking to all the neighbors. I ask that your office do the same.

After speaking in detail with Bruce Andrews a neighbor 2 house North who has lived there 65 years and has known all of the previous owners of the property I found out that our property was remodeled in the mid 1970's to a triplex and has been used and rented as a triplex since. I am aware that in 1996 the owner legalized the property as a duplex but it has always been 3 units with 3 separate entrances and I believe that the owner at one point actually operated a massage business in the top unit.

I ask that you please consider keeping the property intact. I have amazing tenants that are great neighbors and contributors to the neighborhood. I have take great care of the property and just replaced a sewer main and accrued many expenses keeping the property.

Sincerely,

Alexandria Clark

May 8, 2013

Carol Gent,

My name is Bruce Andrews. I currently live at 2543 Highland Drive. My father purchased the home and I have lived in the home 70 plus years. The property at 2551 South Highland Drive is 2 houses to the south. I know the property well and have known all of the owners. In the mid 1970's the property was renovated to a triplex with 3 separate units and 3 separate entrances and has been that way since. It has never changed. Tenants have come and gone but the property has not been altered and has always been a triplex. The previous owners who did the conversion are now deceased but please contact me if you need assistance or nave any questions.

Thank you,

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State of Utah }	
}ss.	
County of Salt Lake }	
BIMICA ANAVOLUS	013, personally appeared before me, the
signer(s) of the above instrument, who duly acknow	ledged to me that such person(s), executed
the same.	
Witness my hand and official seal.	Katul Se
	Notary Public
Notary Expires: February 27, 2016	30000000000000000000000000000000000000
	Notary Public KATE J. STONE Commission #183457 My Commission Explicit

May 8, 2013

To Whom It May Concern:

· Cland Cathe

My name is David Castillo. I have been renting a one-bedroom apartment located At 2551 South Highland Drive since the year 2000. I pay \$395 per month including all utilities and my rent has never changed. When I moved in there were tenants in the basement apartment and the main floor. There were also tenants moving out of my unit. I don't know where else I would live and only pay only \$395 per month. My landlords have never raised my rent and always take care of the property. Please consider this.

Thank you,

see attached notary Page

State of Utah }	
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County of Sait Lake }	
On the Other day of May, 2013, personally appeared before me	e
signer(s) of the above instrument, who duly acknowledged to me that such person(s), execute	ed
the same.	-
Witness my hand and official seal.	e
Notary Public	-

Notary Expires: February 27,2016



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1995 Polk Cross-Reference Directory

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H. L.	and Dr (SALT LAKE CITY) (co	nt'd) Hiç	ghlan	d Dr (SALT LAKE C	CITY) (cont'd)	Highla	nd Dr (SALT LAK	E CITY) (cont'd)	Highla	nd Dr <i>(SALT L</i>
Addres	Zio. 4CarrRt F	hone Adi	dress	Zip- Widner Bud331	4CarrRtPhone 6 C015 487-3845	Addres	Teran Bruce	Zip+4CarrRtPhone -4206 C019 273-3955	Address 4460	Wheat Jerry D
2510 2514	5 llmos Brodley H -2712 C003 467		n E	Bagley Sandra W337 France Randal D337	5 CO15 468-9944 I	3760 3760	Udall Bruce Warnick Bob W	-4206 C019 273-3365 I	4471 4478	Topham Rob Bacon Steve B
2514 2518	Geltz Charles					3760 3786	Wilkinson Jeffrey W	-4206 C019 273-3909 1	4478 4478	Benson Scott Buhler Michael M
2523	Heed Ann D	345 345 345	50 F	Haslam Ronald W337	75 C015 485-6800	3786 3804	Hunt Gary Sussman D	-3270 C019 278-3814	4478 4478	Lunt Chad Moyer Ace
2529 2541	Holloway Georganna2740 C003 48 Loiselle Candice2771 C003 48	5-7588 346 1-8423 346		Stojack James331 Porter Patrick A335 Deyoung Rulon F335		3804	Gregory LeePugmire Brian J	-4209 C019 272-8401	4478 4480	Smith Shaler
2544 2546	Hunt Dave F2771 C003 46	3-0578 347				3839 3855	Means L H McKay Johnson		4480	Guthrie D Ockey Dale
2546 2547	Palent Salloy IIIIII 2770 COO 46	7-5390 349	91 /	Ash Kenneth W33t	35 C015 484-8511	ZIP C	ODE Perry Ron	84124 -1614 C039 278-8612	4480 4482	Schenk Steve Alley Earlene
2550 2551	Burch Lon2740 C003 40	3-1861 351				4072	Abbott A L Brijs Edward C	-1671 C039 277-4566	4482 4482	Kelly Candice
2551 2555			38	Stover Walter	11 C015 484-4234	4072 4072	Cantrell C	-1671 C039 272-4616	4482 4482	Pearmain Rick Saunders B R
2662 2600	Baldridge Tom2771 C003 46 Murdock Joan2714 C003 46	3-3010 000	54 1	Knowlton Cheryl32 Karpou Victoria32	11 C015 485-4511	4072 4072	Gross Todd	-1671 C039 272-4236 T	4482 ZIP C	Warnock Brad
2605 2607	Anderson Mark A2713 C003 48 Reese Richard T2713 C003 46	8-6690 356				4072 4080	Oltesen Jared Peterson William H Gatherum Sherman E	-1617 C039 277-4347 -1617 C039 272-0668	4520	King Tim
2810 2617	Robinson Rick2714 C003 48 Schiele Paul J2713 C003 48		75	King Jim	78 C015 485-1194	4099 4109	Rolee Jackie	-2841 C026 273-0755	4533 4544	Dominy Peter Ormand Douglas I
2619 2623	Nester Chris		hh i	Shober Bill32 Bird Zachary32	12 0010 407-0933	4109 4109	Kane Earl	-2641 C026 277-6564 -2641 C026 272-6280	4545 4551	Angel E C Adams Kenneth
2635 2644	Cheves A2713 C003 40	5-6439 37	14	Bishop F R32	04 C019 278-8457 1	4109 4123	Johnson Raymond P	-2601 C026 277-6325	4553	Thoma Fish John
2653 2665	Ferguson Roger =27/5 G103 48	4-1524 1 31	14	Brown M32 Chase Jinx32	04 (019 2/2-3115 1	4141	Richmond Bryan J Day James	-2633 C026 277-6820	4553 4553	Nielsen Lars Cree Poulsen J R
2665	Lewis Tom -2738 C003 46 Lopez Randy A -2738 C003 48 Martinez Danny -2738 C003 48		14	Despain James32 Fitches S32	04 0019 2/3-0/24	4163 4163	Brayton Kathy Clawson Mike	2628 C026 278-5264 T	4553 4555	Poulsen J R Schneiter Robert Chase Gary B
2665 2665	Vincent Steve2738 C003 48	6-0252 37	14 14	Gilbson J32 Gillies S32 Goddard Michael M32	04 C019 278-6414 04 C019 278-2163	4163 4163	Cochran Kurt Eastland Laura	2628 C026 272-2763 2628 C026 278-5063	4567 4568	Wright Michael G Belka Wayne
2669 2669	Patterson Rob2737 C003 46	6-1664 37	14	Gutierrez Angel W32	04 C019 277-3217	4163 4163	Jardine Jennifer Kaspar Michelle	-2628 C026 272-3023 -2628 C026 277-8760	4568 4568	Coomes Marvin Deloach Dennis A
2669 2687	Banks Dana Z2774 C003 48 Bellows Terranov B2774 C003 48	4-2848 37 7-8231 37	14	Hadlock Mike	04 C019 278-1154 04 C019 272-3563	4163 4163	Morgan E	2628 C026 278-3270 2628 C026 273-0928 2628 C026 273-0347	4568 4568	Houston Don Jewkes L Scott .
2689 2691	Lindberg Anita2774 C003 46 Young Fauntelle2774 C003 46	67-5418 37 16-3276 37	114	McClure Julianne32 Mendoza Olelia32	04 C019 278-3292 1	4163 4163			4571 4573	Casper Harold C Marshall Terry
2694 2695	Williams Byron L2774 C003 48 Groot Robert H2774 C003 48		114	Rojas Elvira32	04 0019 2/2-4/03 1	4163 4163	Simpson Misty	2628 C026 277-5069 2628 C026 278-4924	4575 4583	Perkes Craig Morgan R
2697 2697	Lewon Chris2774 C003 40 Bartholomew Bessie3160 C012 40	66-0231 37	14	Rosado Geithel32 Shackellord Chris G32	204 C019 278-2529	4172	Newman Andrew	2633 C026 278-6462	4585 4593	Robbins A Clayto
2708 2708			14	Singletary B32 Terrell C H32	204 C019 278-9150 1	4185 4185	Olsson Tania L	2652 C026 277-6229 2652 C026 278-5476	4599	Bruno Jesse J Jones David H
2708 2708	Brim K	10 1 61016-16	714 714	Warner John32	204 C019 277-5724 T	4190 4190	Cannon Grant B	2600 C026 278-0840 2600 C026 272-9241	4599 4600	Kanishka Mustata Banasky B
2708 2708	Curtis Bruce3160 C012 4 Harrison M E3160 C012 4	34-03/2 3/	714 714	Welty K L32 Wilson Bryon32 Binstock Ronald32	204 C019 277-6322 204 C019 278-3881	4190 4212	Delonge Nicolaas	2600 C026 277-0778 2604 C026 272-1013	4600 4600	Beebe Adriana Fortener Mildred
2708 2708	Kramer Dan3160 C012 4	36-9113 37 37-5330 37	716 716	Carter E O32	233 C019 272-8109 1	4212 4212	Freed James W Madsen Mark R	2604 C026 272-8014 2604 C026 272-2012	4600 4600	McCarly H Ward Nicholes Thea Br
2708 2708	Smith Douglas A3160 C012 4	67-2969 37	716 716	Coletal J P -33	233 C019 270-2402 233 C019 272-4784	4212 4220	Aguilar Martin	2670 C026 272-8061	4600 4600	Steiger Afton Weiss Thea
2708 2710	Wheeler C Leslie3160 C012 4 Badger A J3158 C012 4	37-7195 37	716 716	Davidson L32 Ford Janeal32	233 (019 2/2-/100 1	4220 4220	Jones Jack	2670 C026 272-5328 2670 C026 272-3840	4610 4610	Bruce Jean M Chatwin L M
2710 2710	Davis Freda S3158 C012 4 Matis Henry A3158 C012 4	36-1611 37 67-9754 37	716 716	McCarthy M -3	233 C019 273-0917	4220 4220	Knight James Rogers Brandie	2670 C026 278-8982 2670 C026 277-7093	4612 4613	Shores S L Parkin Earl L
2710 2710	Matis Henry A3158 C012 4 Shields Darrell O3158 C012 4 Webster John H3158 C012 4	67-9395 37 67-0863 37	716 716	Milligan M M3: Moa Joe3	233 C019 278-4946	4220 4230	Schulz Daniel Newman Melvin S	2670 C026 277-7093 2634 C026 278-3490	4616 4616	Barclay D P Zohner Mitchell (
2715 2718	Orr Ruth K3144 C012 4 Cassidy H J3159 C012 4		716 716	Radka Dana3	233 C019 277-7901 233 C019 278-9253	4235 4241		2603 C026 277-5444 2640 C026 278-4083 2640 C026 277-2890	4618 4635	Kramer B Breitling E A
2718 2718	Coll Allan J3159 C012 4	66-5519 37	716 716	Thornock Karine3:	233 C019 277-5840 233 C019 278-5318	4241 4241	Lake Michael B	2040 6020 210-0420	4636 4636	Brockbank Bernz Eccles Joann
2718 2718	Pizza G E3159 C012 4 Provost S R3159 C012 4	85-6660 3	716 716	Wozab Tammy3	233 C019 278-2919 233 C019 278-3793	4241 4245	Owhorrow Steven	2640 C026 273-0210 2671 C026 277-7736 2671 C026 273-0551	4636 4645	Wyall Cary E Platt Lloyd E
2718 2725	Sauter Leroy J3159 C012 4 Mills M3144 C012 4	84-1949 3	750 750	Austin Arthur3	270 C019 278-3512 270 C019 278-0310	4245 4253	Thornley Bryan C Powell C	2671 C026 273-0551 2603 C026 278-4199	4670 4670	Bass Michael Gr MacKay Bart C
2728	Edwards David K3179 C012 4 Hargreaves J W3179 C012 4	67-1118 1 3	750 750	Bernecker A3	270 C019 272-2409	4254 4269	Fuller Willard V	2634 C026 277-2848 2603 C026 278-7745	4670 4670	MacKay Kirk R Perks Phillip
2728 2728			750 760	Bow D M3	270 C019 277-7418	4276 4276	Breur Wade	2634 C026 277-8815 -2634 C026 272-6584	4685 4685	Edwards Duke . Tale Ralph R
2728 2728	Lewon Harry E3179 C012 4 Naegle Nataniel W3179 C012 4	86-7829 3	760 760	Caudle Baxter B3	270 C019 277-0007	4281 4285	Brown Ryan	2603 C026 278-3343 -2603 C026 278-3514	4696 4700	Osguthorpe D A Rodriguez Ildefo
2728 2728	Neilson H Roy3179 C012 4 Peery J S3179 C012 4	00-1400 0	750 750	Cundornon Valoica -3	270 C019 272-3424	4285 4285	Christensen Annie	2603 C026 278-5417 -2603 C026 278-3854	5005 5025	Rasmussen M F Engh Denise
2728 2728	Shaw Wayne A3179 C012 4 Stimson Richard3179 C012 4	85-5747 3	750 750	Hansen H3	270 0019 272-1031	4285 4285	Flannery G F	2603 C026 278-7109 -2603 C026 272-6734	5035 5035	Going Melvin L Ojeda Julio
2729 2730	O'Dea P J3144 C012 4	97-9794 3	750	Ingersoll Betty L3		4285	Pullan Gladys	2603 C026 277-3871 2603 C026 273-0562	5045 5055	Burk Cecil H Wells Brett
2730 2730	England Pal	85-5389 3	750 750	Kehl John R	2/0 6019 2/3-0134	4285 4288	Fuller Noel A	2634 C026 277-1824	5065 5123	McLain A Fox Charles G
2730 2730	Stahl Ray L3162 C012	84-9034 3	750 750	Marks M	3270 C019 277-5040 3270 C019 277-6943	4300 4325	Lazenby Arthur J	3504 C026 278-4518 3503 C026 277-1834 3546 C026 277-0602	5200	Liddle William V Waite L Bert
2730 2733	Laursen Fric -3144 C012	167-6833 3	3750 3750	McDonald H B -9	3270 C019 272-4312	4338 4345	Barry Tom	3542 C026 272-3421	5200 5203	Stippich Keith . Riding Bert
2736 2736	Cooper Grant S -3157 C012	107-0542 1 3	3750 3750	McMullen Elizabeth3 Morris Arvilla		4345 4345	Welch Bryon	3542 C026 278-6494 3542 C026 278-6301	5211 5231	Hopkins S R Miller George
2736 2745	Halforo Parn J3144 C012	100-4024 3	3750 3750	Nederhand Frank	32/U CUI9 2//-4304	4347 4347	McConnell Steve	3560 C026 272-6016 3560 C026 277-3701	5233 5239	Osburn Douglas
2751 2760	Mahan Marcha -3144 CO12	186-2834 I 3	3750 3750	Pace Frank	3270 C019 276-2013	4347 4347	Smith Ray	3560 C026 278-8771 3560 C026 278-9283 3546 C026 278-0933	5240 5241	Farley Roy M . Clendennen M
2760 2760	Christiansen Bolf -3192 C012	3D7-9104 I C	3750 3750	Patrick M N		4354 4370	Olsen Farrel J Elliott Robert	3546 C026 278-0933 3544 C026 278-2436 3544 C026 272-1483	5246 5261	Bier Richard K Meadows Walla
2760 2760	Dean Clarence J3192 C012	186-4226 3	3750 3750	Ray Byron A	3270 C019 272-8448 3270 C019 278-6853	4370 4370	Evans Aaron S Faith Michael	3544 C026 272-1483 3544 C026 272-4541 3544 C026 277-0816	5271 5310	Salahor I C Surber Sandra
2760 2760	Ellison David J3192 C012	485-5672	3750 3750	Rich S E Robbins A H	3270 C019 272-6672 3270 C019 278-1615	4370 4370			5340 5346	Quist Albert O Quist Barr E
2760 2760	Garner Frank G3192 C012	486-1957	3750 3750	Rose Clarence E	3270 C019 277-7302 3270 C019 272-5528	4370 4370	Moore Brian	3544 C026 272-9168	5424 5445	Siddoway Keml Baddeley Gayl
2760 2760	Graham A Lloyd3192 C012 Hite Carol3192 C012	467-5265 467-8550	3750 3750	Rose Martha Sorrels Leonard C	3270 C019 272-6755 3270 C019 278-6925	4370 4370	Reeder K	3544 C026 272-8387	5445 5445	Fleming William Nash Celia
2760 2760	Jacobsen Grant3192 C012	466-0387	3750 3750	Strandberg Marcella Talbot Edith E		4370 4370		-3544 C026 278-3586 		Martin Lee D . Webster John \
2760 2760			3750 3750	Tale Pearl D	3270 0019 277-3404	4370 4370				Eldredge Grant Tidwell Craig L
2760 2760	Roberts William M -3192 C012	466-4194	3750	Webster	3270 C019 272-6475 3270 C019 272-2586	4370 4370	Thompson Lyle	3544 C026 277-0423	5561	Uzelac Louis J
2760	Schwah James I3192 C012	466-7931	3750 3750 3750	Tolley Wallace Weller Margaret	3270 6019 278-4808	4381 4381	Clayton Mary Dawn	3539 C026 278-8312	5611	Humphries Jes
2760 2760			3750	Wilde L	3270 C019 272-1644	4388 4388	Chavez Maria C	3545 C026 272-0240	5630	Seiler Todd Wilson Donald
2760	Walkingshaw F.J3192 C012	484-0709	3750 3750	Wilson M I	3270 C019 272-9623	4388 4388		3545 C026 272-3593 3545 C026 277-7462	5661	Jensen Thoma Alexander Cha
2011	Wilson L R3192 C012	467-2664	3750 3760	Woolley Janet	4206 C019 273-3958	4388 4388	Dedios Maricruz	-9545 C026 272-7964	5697	Redmond Rogo Swann Wayne
283 284	4 Aposhian Steven3147 C012 Dixon Bichard A -3147 C012	467-2811	3760 3760	Benton Steve	4206 C019 273-3957	4388	Fisher A Jennifer	3545 C026 272-8117	5700	Anderson Roga Burton Ler
284 284	1 aylor Spencer31/6 C012	407-1730	3760 3760	Bunnell Randall	4206 C019 273-3957	4388 4388 4388	B Hyall J	-3545 C026 277-0230	5719	Kiser John R Mortensen Mic
285 285	5 Day Victor Louis3176 C012	487-9493	3760 3760	Bushman Rex England Les F	4206 C019 278-7755	4388 4388	Maeso Lola	-3545 C026 277-1738	5726	Schanz A T Mannos Gus .
287	8 Tran Tuoi	485-3212	3760 3760	Fasy Edward L	4206 C019 273-3333	4388		-3545 C026 272-1529 -3545 C026 278-227		Colledge S Little Blaine
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1999 Sal Lake City Suburbar Utah (Polk)

HIGHLAND DR	Sal Lake	Ci	432	
HIGHLAND DR (S L C)	HIGHLAND DR	Marie Carlos Company	HIGHLAND DR	HIGHLA
165 Not Verified 170 Aldrich Michael L 🗹	Hogle Hugh H 🖸 â 2299@Hansen Monto â		2623@Beightol Joy	1 6
182 Astle Sid L [Z]	KEYBANK NATIONAL		2626@Hardy Mary	3 N 4©
200 Schmitt Robert E 5 200 SPANISH VILLA APT apmnt	ASSOCIATION state	535-1015	2641@Hollman Lauri A	5 C
bldg oprtrs 798-1440	Scott Bruce L D A	200-1013	2644 Gaither Matthew J 🗓+ 🐧 485-6439 Gaither Janis S	5 C 500
SUN SIGNS signs advt spcitie 273-7446	Thornton Grace L 6 6 200 COST CONTROL		2648 Kenyon Amy M 2 2653 Ferguson Susan L 1 484-7524	2733 Laur
150160 Claramitaro Damon C 2	ADVOCATES mgmt coster	ng.	1-erguson Jasmine L 484-7524 I	2736@Cod
150-200 Not Verified 148 PRODUCTIONS FOR YOUR HAIR	svcs 200@Kennard Lon H Jr	485-4359	2654 Evans Alan R 2 2655 Varoz Jerad J 3 A	@G @M
beauty shops	2307 KANE ENTERPRISES emp	oloyment	2660 Bellissperry Anna G (2)	2739 2 No
152 Gabrielli Marco (2)	agencies	shops	2665@Adamst Troy	2745@Bea Bea
JACKS DRUM & GUITAR SHOP musical instrut str 467-7982	2311 RICKS COINS STAMPS &	486-8281 GIFTS	Barnes Nicole F @Eckenfelder Todd 485-2614	@D
154 Peacock Janet T 3 a RAY VANS JANS wich clck jwlry	misc rtl strs	487-9502	Gibbs James C 3 484-6893	Dou Pen
rpr	2314 ZIGS MINI MART grocery	stores	Gibbs Janae	Pen
	2315 CASKET OUTLET funerl s	vc crmtrie	D Brown Michelle R 53 486-5325 +CATON WAY INTERSECTS	@S Sha
MCCANN DISTRIBUTORS furniture	2319 BLAIR ERICSON optimirst	485-1371	2669 3 Not Verilied	2750 Taylo
U S P S SUGARHOUSE STATION	Bogus William J 🕮+ A + ASHTON AVE INTERSECTS + DRIGGS AVE INTERSECTS	485-1371	F@Horman Russell L F Horman Susan R	2750 Taylo 2751 Not 2760 Chris
govt olc	+DRIGGS AVE INTERSECTS		G-H Not Verilled (2 Apts) +MALVERN AVE INTERSECTS	
Wills Lee A 6	2425 E & H ENTERPRISES furr stores	467-1005	2685@Kearby Linzy L	Chri Grai
100 NICHOLS NAYLER ARCHITECTS architectural	2431 Biesinger Elaine F 🕮+ KOZY KIT CATERING LE	TS	2685®Kearby Linzy L	
svcs 487-3330	LUNCH eating places		2689 Terranova Dennis J 🗐 🛕 487-8231	@н @м
200 Johansen Armand D 6 A 200 JOHANSEN THACKERAY &	2435 Not Verilied	487-1382	2690 G P STUDIOS photo stdios prirt 466-9510	@Re
COMPANY nrsdntl bldg optrs	2436 Scott Andrew M 田 自 2437 APPRAISAL EQUITY real	ast	Karahalios George P ဩ+ ੈ Karahalios Paul P	@W 2 Ev
160 ALPHA OMEGA ENTERPRISES	agts'mgrs	466-9457	B Sergakis William M 2. 467-6018	
Indus print svc ppr 466-2222	Boggess Reid L (1) à Boggess Lars L		B SERGAKIS WILLIAM M ofcs clns of dnlst	2 Ev 3 Jo
	2438@Pitzer Joseph B 2439 Brooks David L 2	11.20-40.00 (10.00.00.00.00.00.00.00.00.00.00.00.00.0	2691 Lindberg Anita J 🗓+ 🗎 2694 FAUNTELLE beauty shops	4@h
164 Reilly Ryan E 2 467-2815 165 STORY CUPBOARD ctlg ml-order hses	@Lloyd Nida L	.14.0133	486-3276	5 No 8 Ro
hses	A McCabe Jan L S B Not Verilied		2695 Williams Byron L & Angle @ & 484-0934 2696 OLD DUTCH STORE gift shop	
168 TAP ROOM drinking places	C@Adams N M 2444 Nielson Lori B @	407.0744	2696 OLD DUTCH STORE gift shop	9 Hi 10 N
174 LEISURE LIVING furniture stores	Nielson Tony L +E PARKWAY AVE INTERSEC	467-2744	2697 Matthews Melissa [Z] 2698@Backward Birds 467-7322	11 (
186 C & S DESIGN & CONSTRUCTION	2461@Gonzales J	484-5696	2698@Backyard Birds	11 6
sngl-fam hsng cnstr 467-1264	ØMorrow Lisa C 2466 Stelich Nicholas A ⑨+ Δ.	467-1624	· ZIP CODE 84106 CAR-RT C012 2708 Bartholomew Thomas D ∰+ ≜	12 /
CONNELLY & CO ARCHITECTS architectural svcs 486-7727	2469WBludworth Winford C	466-7444	Bartholomew Bessie L 487-3128	13
ROBINSON J W ARCHITECTS PC architectural svcs 486-7777	M J S ARCHITECTURE	483-2421	@Brillos K 467-6402	14 N
188@Beall Burtch W Jr 508-1304	architectural svcs	647-5876	ØEarl W P	******
Kay Gary 19+ 6	STOKER MICHAEL JAMES	S AIA	2 Smith Douglas A ∰+ A	16 F
KAY GARY ins agts'svcs 487-4431	architectural svcs 2473 Kartsonakis Antonia O [2] é	328-2141	3 Carlsson Vicky C (1)	18 E
Vo Vinh V ⑤ Webster Cory M ⑩+ ♠ 466-1820			4D Not Verified	18 E
102 WEBSTER & CO INC PC	Kartsonakis Edward 2474®Blaney S 2479 Not Verified	484-2627 487-9633	4 DESIGNS BY LOUISE furniture stores	******
acctng auding bkp 466-1820 200 Braithwaite Bruce (2) 487-4431	2479 Not Verified 2480@Sim Shane	463-3840	4@Parker Earl W	20 N 22 N
203 Free Louise W 🕅 203 Free Ray D	2481 Ramsay Andrew M 9+ a	486-6663	5 Brim Katherine 🕮+ 🛕 467-6402 5 Brim Raymond E 467-6402	
203 HYGEIA PARTNERSHIP rl est	2480 Sim Shane	466-1221	7 Eakle Lee 6 A 467-5432	24 5
invslmnt trs 485-7842 207 MANITOU PRODUCTIONS	2488@Smith Marc. + WARNOCK AVE INTERSECTS 2500@Parratr L	400.0415	8 Miller Kathryn M 🖺 🛆 . 466-3553 10 Curtis Bruce R & Joyce 🎛+ 🛍	24 S 65 N
svcs alld mtn pict . 474-0244	Workman Scott D 🕮+ 🕯	466-0445	107.0000	2761 Arma
208 BEALL BÜRTCH ARCHITECT architectural svcs 466-1304	Workman Debra A		12 Harrison Myrleen F 1914 A	YAN place
90 STANDARD OPTICAL COMPANY	B Not Verified 2505 Hayes Deanna V 🗓+ a	İ	2710 Badger A J 5	+E CLAYE
optical gds stores	2509 Johnson Heath R (5) 2510 OLindajo T R (a)		Brown Thomas G & Catherine (3)	2815 ORIG
FURNITURE furniture stores	@Robinson Linda J 2514@Rowe Michael C		台	Robi
Haskell Kevin L [2] WILMINGTON AVE INTERSECTS	Rowe Gary L			Robi
00 ZIONS FIRST NATIONAL BANK natl commrcl banks 524-2204	2515 Dinerstein Nelson T 2 A Dinerstein Karvn B	485-4719	Hatch Marvin L 🗓+ 🐧 466-5519 Hatch Ada C	2 GC bkrs
01 CARPET MAX SUGARHOUSE floor coverings 467-4656	2518 Elorreaga Katherine R 2 à Elorreaga Nancy D		Pratt Annette Q 5 4 484-4060	2 Ra 2816 Not V
PETER PIPER PIZZA eating places	2523 Hopkinson Margaret J 1914	9	Provost Sterling R & Beverly 19+	2818 Newn
09 AUDITION AUDIO electronics	2524 Hone Shellee L 3	466-1167	A 107 core	+ ATKIN A 2834 Striefe 2837 Deno:
Giolog Michallo A El A	TIMBERLAND WATER mis	c rtl strs	Sauter Ardin M 484-1949	2837 Deno: Deno
Giolas Michelle A S A SUGARMONT DR ENDS	2528@Lane Anold	466-8146	@Shields Darrell O 467-9395 :	2840 Richa 2845@Owe
17 Not Verilled 23 OMNISERVE CELLULAR misc rtl	2528@Lane Anold	484-6698	9 Mitchell Flaine III+ A	2845½ Jen 2855 WHIT
STRING BEADS hobby toy shop	2541 Colemen Kina M 2 A 2543 Andrews Bruce F 9+ A		2715@Orr Ruth K 466-1197	furni
27 CINEMARK U S A movie theater	Andrews Dennis F	- 1	B & B PRODUCTIONS 466-1197	2858 Not V 2872@Delis
	2544@Hachmeister Lynn A 2546@Hill George H	463-6970	@Halch Marvin L 466-5519	@De
33 CHICAGO RED HOTS eating places I			Sauterhw Leroy J 484-1949 Sauterhw Leroy J 484-1949 Sauterhw Leroy J	@Ot
62 Daniels Steven D ② A WASHINGTON FEDERAL	2550 Nelson Don 2 Nelson David B		2728 Cooper Richard J [7] A 467-0542	+ CRANDA
SAVINGS fdrl savings instins	Obrien Evelyn L 3		Ferguson Matthew J B 483-2730	2876 FULLI
83 KLEAN MACHINE LAUNDROMAT	2550½@Peace Wayne D Peace Sherry L	7	Gentry James L & Collegn 2 A	wlpr 2884 Hindle
cn-oprid Indrs cln	2551@Fehr Jacob	467-5738	Meaders William A Sr & Louise 6	2888 Allen DESI
musical instrmt str 486-7521	4P Caspers Jammie C C Not Verified	4	@Stimpson Richard 483-2458	softw 2892 SPEC
2A INTERNATIONAL UNION	2552 Eccles Cherl M 5 ©Escobido Valerie M	484-6149	@Weiss Suzanne M 486-1534	store
ELEVATOR CONSTRUCTOR	Jackson William H [3]	3010	2@Moyle James L @	2896 Olsen + ZENITH /
LOCAL 38 labor orgs 467-1051	2554@Fugett Robyn R 2555 Robbins Michael T & Candi			. ZIP CODE
2D SIERRA CLUB civic social assns	2561 Not Verified		5 Stimson Richard I 1914 A	2903 WICK store
	2562 Austin Robert A [2] A		6 Chapman Richard R Jr ☑ â	2910 INKLE
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Mr. Maxfield explained that the Sugar House Community Council met on July 5, 1995, to discuss the proposed legalization. The Council tabled their decision until they visited the property. On August 2, 1995, the Council voted to approve the legalization; however, Mr. Maxfield has not received written documentation stating this. Mr. Maxfield is agreeable to hard-surfacing the rear area for off-street parking. Mr. Maxfield has owned the property for 1 1/2 years.

There were no neighborhood or Community Council comments.

From the evidence and testimony presented, the Board finds that the proposed legalization meets the standards of Section 26-9.5 of the Zoning Ordinance.

THEREFORE, Mr. Fenn made a motion to allow three dwelling units contingent on written approval from the Sugar House Community Council. In addition, all off-street parking requirements must be met. Ms. Taufer seconded the motion, all voted *aye*, the motion passed.

Case #2212-B by Antonio Martin and Kim Rast at 943 South 900 East for a special exception to allow a grade change in excess of two feet for a single family dwelling in an R-1/5000 Zone.

This case was held at the Petitioner's request until the meeting scheduled for August 28, 1995.

Case #2214-B by Alexandra Wright at 2551 South Highland Drive for a special exception to legalize two dwelling units in an R-1/5000 Zone.

Alexandra "Sandy" Wright (Owner) and Kathy Fehr (Tenant) were present to represent the case.

Mr. Nelson explained that Polk Directory research shows the subject property as a duplex only in the year 1941 and the Petitioner has evidence that shows it has been used continuously as a duplex since 1979. Mr. Nelson further explained that there is adequate space for off-street parking in the rear (east) and it may be accessed by an alley abutting the east property line.

Ms. Wright explained that the second unit was roughed in when she purchased the property and she finished it. Ms. Wright presented letters confirming that the second unit existed since December 1979 and income tax return forms showing income from that unit. Ms. Wright said that she has been working with the enforcement officer and some housing code requirements were mitigated and approved by the Housing Advisory and Appeals Board.

Ms. Fehr added that there are several multi-family dwellings in this area, Ms. Wright has made major improvements to the property, and it is an asset to the neighborhood.

There were no neighborhood or Community Council comments.

Mr. Chambless read the Traffic Engineer Report that states a hard-surfaced parking area is required.

From the evidence and testimony presented, the Board finds that the proposed legalization meets the standards of Section 26-9.5 of the Zoning Ordinance.

THEREFORE, Mr. Hafey made a motion to grant the special exception for a duplex as presented provided all housing code and parking requirements are met. Mr. Fenn seconded the motion, all voted *aye*, the motion passed.

Approval of the minutes for the meeting held July 17, 1995.

Mr. Hafey made a motion to approve the minutes as written. Mr. Fenn seconded the motion, all voted *aye*, the motion passed.

in

There being no further business, the meeting adjourned at 6:40 p.m.

Deborah Kraft, Secretary

Tim Chambless, Chairperson

-8-

Abstract of Findings and Order August 1995

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed, and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 7th day of August, 1995, case number 2214-B by Alexandra Wright (Applicant) was heard by the Board. The Applicant requested on the property at 2551 South Highland Drive a special exception to legalize two dwelling units in an R-1/5000 Zone.

The legal description of the property being as follows:

LOT 101, HIGHLAND PARK PLAT A

Parcel Number: 16-20-435-004

It was moved, seconded, and passed to grant the special exception for a duplex as presented provided all housing code and parking requirements are met.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF August 7, 1995, THIS ORDER SHALL BE NULL AND VOID.

State of Utah

)ss

County of Salt Lake

The foregoing instrument was acknowledged before me this ______ day of

ু, 1995, by Deborah Kraft, Secretary to the Board of Adjustment.

NOTARY PUBLIC, residing in Salt Lake

County, Utah

NOTARY PUBLIC STATE OF UTAH May 15, 1090

JOAN KNIGHT 151 South State is L. kn City, Utah 04111

6154506 1:49 PH**NO_FEE** RECORDER, SALT LAKE COUNTY, UTAH SL CITY BOARD OF ADJUSTMENT

DEPUTY - WI

ZONING CERTIFICATE

Certificate # 960618

Date of Issue: 06/19/1996

x New Amended

PORATION

Published: September 19, 2013

SALT LAKE CITY CORPORATION BUILDING SERVICES AND LICENSING

THIS CERTIFICATE HAS BEEN ISSUE	ED PURSUANT TO:
Building Permit #	Date:
Change of Use application	Date:
Temporary Use Application	Date:
Nonconforming Use Application	Date:
Site Development Permit:	Date:
Administrative Interpretation	Date:
x Unit Legalization	Date: 06/14/1995
The authorize use is: legal conforming duplex Specific conditions associated with this s	site:
Signed this: 19th day of June	, 1996
Zoning Administra	tor

SALT LAKE CITY CORPORATION Building Services and Licensing 451 South State Street, Room 406 Salt Lake City, Utah 84111

O5/30/75 11:17 AN***HO FEE**

NANCY WORKMAN

RECORDER, SALT LAKE COUNTY, UTAH
SL CITY BLDG SERVICE & LICENSE
REC BY:R ZITO ,DEPUTY ~ WI

ABSTRACT OF FINDINGS AND ORDER

I, Pamela Thomas, being first duly sworn, depose, and say that I am the Secretary for the Salt Lake City Housing Advisory and Appeals Board and that on the 10th day of May, 1995, case number H-13-95 by Sandi Wright was heard by the Board. The appellant requested on the property at 2551 South Highland Drive, Salt Lake City, Utah, a hearing to seek an appeal for the ruse and run of exterior stairway, stair headroom, minimum ceiling height and sill height for egress window.

The legal description of the property is as follows:

LOT 101, HIGHLAND PARK PLAT A.

Sidwell number:

16-20-435-004

It was moved and seconded that the appeal for minimum ceiling height be granted with the recommendation that a warning be placed at the top of the stairs and it be florescent, indicating low ceiling height, the stairs be reconfigured at the bottom to meet code for rise and run and the appeal for the top stair be granted. A permanent platform is to be built to meet the sill height requirement and the skylight be changed to meet code for size and it be installed with spring hinges to aid in egress. The skylight is to be only allowed with spring hinges to open 90 degrees, not lockable.

Pamela Thomas, Secretary

STATE OF UTAH

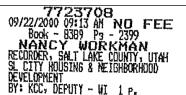
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County of Salt Lake

On this the day of 1995, personally appeared before me, Pamela Thomas, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

NOTARY PUBLIC residing in Salt Lake County, Utah

Salt Lake City Corporation Housing and Neighborhood Development 451 South State Street, Room 406 Salt Lake City, Utah 84111



CERTIFICATE OF PRESENT CONDITION

BE IT KNOW BY THESE PRESENTS:

That I, Sherrie B. Reich, the undersigned Housing/Zoning Officer of Housing and Neighborhood Development, have either inspected, or have caused to be inspected, the property within the City of Salt Lake, County of Salt Lake, State of Utah, known by the street address of 2551 South Highland Drive Salt Lake City, Utah said property being more particularly described as:

LOT 101, HIGHLAND PARK PLAT A

Sidwell Number:

16-20-435-004

Owner:

Alexandra M Wright

2. That the present conditions at the above referenced property are:

This structure is deemed as a legal duplex by Salt Lake City Records. Basement area

to be used as storage only.

IN WITNESS WHEREOF, this Certificate was duly signed this 14th day of September, 2000.

Sherrie B. Reich, Housing/Zoning Officer STATE OF UTAH)ss

COUNTY OF SALT LAKE

On this 14th day of September, 2000, personally appeared before me, Sherrie B. Reich, Housing/Zoning Officer of Salt Lake City, who acknowledged she signed the above certificate and that the statements contained therein are true.

NOTARY PUBLIC, 'Residing at Salt Lake Cify,

My Commission Expires February 9, 2002 JOSEPHINE C. BRIGGS 451 South State Street, Rm. 406 Soll Lake City, Utah 84111 8K8389PG2 Ś Q

ORION GOFF

SALT LAKE GHTY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT BUILDING SERVICES AND LICENSING DIVISION

FRANK B. GRAY

MARY DE LA MARE-BOHAEFER

ROBERT FARRINGTON, JR.

Published: September 19, 2013

May 14, 2009

Ms. Sandra Clark 2014 East 900 South Salt Lake City Utah 84108

Dear Ms. Clark

The Salt Lake City Housing Advisory and Appeals Board heard Case #HAZ2009-00826 for the property located at 2551 South Highland Drive at their meeting held yesterday. The following is their decision:

The appeal for the insufficient headroom in the basement unit was approved provided that the leading edge of the beam/mechanical duct is posted with reflective tape and that hardwired smoke detectors are installed in all habitable rooms in the basement with a ceiling height less than 7 feet 6 inches.

Please contact Wendy Madrill at 801-535-6191 for a final inspection

If you disagree with the Boards decision, an appeal must be filed with the Office of the Mayor within 14 days of the date of this decision.

Respectfully,

Randy Isbell

Housing/Zoning Specialist

451 SOUTH STATE STREET, ROOM 406, P.O. BOX 1454B1, SALT LAKE CITY, UTAH 84114-54B1

TELEPHONE: 801-535-7902 FAX: 801-535-6131

WWW.SLCSOV.COM

RECYCLED PAPER

Front View of Subject Property



Rear View of Subject Property



Rear Parking of Subject Property



Attachment ICitizen Comments

Concerned Neighbor E-mail Comment

Housing and Zoning,

This is in regards to the letter from the owner on the property on 2551 South Highlands drive, Salt Lake City, Utah.

There are several items in that letter that are incorrect.

We have been living next door to this house for 20 years and have known that the home at 2551 South Highland drive was used as a duplex for many years, then as a triplex.

We have not contacted the City until this year only because the people that have been living in the property at 2551 have not all been good neighbors. They have not all been amazing tenants. Some of them have been very rude and have yelled and said many bad words to us. In past years we have had to deal with two Rock and Roll bands practicing until 3 to 4 am, pot parties, trash being thrown into our yard and put behind our garage behind our fence, they have also dragged their trash cans up and down our grass hill ripping it up, cigarette butts thrown onto our trailer covers and burning holes in them. Someone crashed into our fence and knocked down a cinderblock wall into our garage. In past years motorcycles have been driven up and down our front grass. (The current renter with the motorcycle has been very good).

Also in the last few year the tenants put their bush and tree trimmings pushed up onto the side of our home damaging our new siding.

Because of the tenants parking in front of our home quite frequently, the letter from the owner is not correct in that the 4-plex people who live across the street have not been parking in front of our place. We know what vehicles the tenants own and have seen the people get in and out of those cars and come and go into the property of 2551 South Highland Drive, Salt Lake City, Utah. There are only 4 places to park in the back not 6, there may have been 6 before they but a lawn in the back two years ago. A lot of the time there are open spots in the back and front of their place and they still park in front of our place. In the last couple of years, there have been as many as 8 cars that belong to the people living at 2551 South Highland Drive, Salt Lake City, Utah. There are 6 cars and one motorcycle at this time parking there. Some were parked in front of our place for over a week and many times 3 to 5 days. This has made it difficult to put our trash cans out in front of our place and have our family and friends park in front.

Also we have never been contacted by the owners of the property at 2551 South Highland Drive, Salt Lake City, Utah.

We feel that there are not adequate parking spaces to have this house be considered for a triplex, we also understand that there should be a separate gas and electric meter for every unit and we only see one meter on the entire house.

In the past couple of years the owners did take out the lawn and put all rock in front of the home, mostly it grows two and three foot weeds, except for the once a year when the owners hire a company to clean it up, which was done about two weeks ago.

Sincerely,

Concerned neighbor

E-mail from Grace Sperry

From: Isellre111@aol.com [mailto:Isellre111@aol.com]

Sent: Tuesday, September 17, 2013 9:58 AM

To: Maloy, Michael

Subject: Clark Unit Legalization at approximately 2551 S Highland Drive

I live at 2660 So. Highland Drive & I have no problem with this exception.

Grace Sperry

Anna Grace Bellis Sperry, Broker Associate, CRS-Certified Residential Specialist, C.I.P.S.-Certified International Property Specialist, Prudential Utah Real Estate, Parley's Office 2735 E. Parley's Way, Ste 203 Salt Lake City, UT 84109

isellre111@aol.com

801-824-5019 (CELL) 801-428-2889 (OFFICE) 801-428-2828 (FAX)





Department Comments 2551 S Highland Drive PLNPCM2013-00336

6/10/2013	Transportation Staff Review	Complete	Walsh, Barry	There are four parking stalls in the rear yard and bus route 213 is on Highland Drive.
6/27/2013	Planning Staff Review	Additional Information	Maloy, Michael	06/11/2013 - Received telephone call from an anonymous neighbor who claims that only 4 cars are able to park in the rear yard, not 6. 06/13/2013 - Received anonymous letter that opposes approval of petition based on lack of parking, excessive noise, poor maintenance, and rude tenant behavior. 06/25/2013 - Conducted site visit with Planning Intern Brendan Willig. 06/27/2013 - Obtained copy of 1996 Zoning Certificate that recognized the property as a duplex. E-mailed applicant and requested response to parking issue and zoning certificate.
7/11/2013	Planning Staff Review	In Progress	Maloy, Michael	07/10/2013 - After reviewing petition with Planning Manager Joel Paterson, determined petition needs to be reviewed by Planning Commission.