# Planning Commission Staff Report

# Wittmeyer Special Exception-Unit Legalization PLNPCM2013-00682

465 E. Third Avenue Hearing date: October 23, 2013



Planning Division
Department of Community &
Economic Development

### Applicant:

Jacqueline Wittmeyer

### Staff:

Janice Lew 535-7625 janice.lew@slcgov.com

### Tax ID:

09-31-440-014

### Current Zone:

SR-1A (Special Development Pattern Residential)

### **Master Plan Designation:**

Avenues Master Plan: Low Density Residential

### **Council District:**

District 3 – Stan Penfold

### **Community Council:**

Avenues Community Council Gwen Springmeyer (Chair)

Lot size: 7,405 sf

### **Current Use:**

Single Family Residential

### **Applicable Land Use Regulations:**

- 21A.24.080 SR-1 & SR-1A
- 21A.52 Special Exceptions (Unit Legalization)

### **Attachments:**

- A. Site Plan & Application Materials
- B. BoA Findings and Order
- C. Public Input
- D. Photographs

### Request

Jacqueline Wittmeyer is requesting special exception approval to legalize a second dwelling unit located in the detached garage associated with the single family dwelling at 465 E. Third Avenue. 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 application generally meets the applicable standards for a special exception-unit legalization and therefore recommends the Planning Commission approve the application as proposed.

### Recommended Motion

**Approval:** Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission approve the special exception for a unit legalization at 465 E. Third Avenue subject to the following conditions:

## **Conditions of Approval**

- 1. The unit owner shall apply for participation in the city's landlord tenant program within ninety (90) days of special exception approval.
- 2. The unit owner shall allow the city's building official or designee to inspect the dwelling unit to determine whether the unit substantially complies with basic life safety requirements as provided in Section title 18. Chapter 18.50 (Existing Residential Housing) of this code. Such inspection shall occur within one hundred eighty (180) days of special exception approval or as mutually agreed by the unit owner and the city. After such inspection, the unit owner shall make necessary corrections within one hundred eighty days (180) or as mutually agreed by the unit owner and the city.

### VICINITY MAP - 465 E. Third Avenue



# Background

## **Project Description**

The applicant seeks legalization of a second residential unit within the garage associated with the existing single family dwelling at the subject property. The City Council recently adopted new criteria to legalize additional dwelling units and the applicant seeks to qualify under those new provisions. The applicant provided documentation and affidavits to demonstrate the history of the second unit; however, during an administrative review, planning staff found a November 1980 Board of Adjustment case approval to construct a two story detached garage behind the house that would exceed the height requirements of the zoning ordinance. At that time, a detached accessory building was only allowed to be one story. The Findings & Order of the decision (Attachment B) indicate the additional height would merely accommodate a steeper roof pitch, the upper level was to only be used for storage, and the building would have no windows so it could not be used for living quarters. The following conditions were placed on the approval:

- 1. the roof ties be lowered in the attic so it cannot be used as two stories,
- 2. there be a pull-down stairway rather than a permanent one,
- 3. there be no special plumbing or wiring, and
- 4. there never be any commercial use.

The applicant is the current property owner and purchased the property with the accessory dwelling unit in November of 1994. The applicant provided two affidavits, one from a former neighboring property owner and one from a personal friend that viewed the property prior to the applicant's ownership. The affidavits verify the existence of the second dwelling unit prior to 1995. The applicant's submittal also indicates that the separate dwelling unit was initially unoccupied and has been rented since January 2003. There are no building permits of record for the interior improvements to the upper level of the accessory building.

This application is being presented to the Planning Commission due to the restrictions placed on the original Board of Adjustment request to construct an over height detached garage. Based on the City Council's current objective to legalize excess dwelling units and retain the City's existing housing stock, the Planning Commission may consider overriding the conditions of the Board approval and legalize the second dwelling unit. The findings of staff as they pertain to the new standards to legalize additional dwelling units are discussed later in this report under the "analysis and findings" section. Planning staff is of the opinion that the application generally meets the applicable standards of the zoning ordinance.

## Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on October 10, 2013
- Public hearing notice posted on property on October 10, 2013
- Public notice posted on City and State websites October 10, 2013

### **Public Comments**

Notice of the meeting was sent to adjacent property owners and tenants, Community Council chairs, and other groups and individuals whose names are on the Planning Division's List serve. Notice was also posted on the property and City and State websites. Staff received an email attached as Attachment C from a neighbor opposed to adding rental units in the area because of "poor results" in the past.

# 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 SR-1A zoning district, which is intended to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. Two-family dwellings are a permitted use in the SR-1A district subject to an 8,000 square-foot lot requirement and sufficient on-site parking. In this case, with a size of 7,235 square feet, the subject property does not comply with the lot size requirement and

the site does not accommodate the required parking. In addition, the property to the south of the subject property is zoned for multi-family purposes.

Although a two-family use on the subject property is noncompliant for size and parking and thus to some extent contrary to the SR-1A district purposes, the current practice for legalizing excess dwelling units is intended to implement the existing Salt Lake City community housing plan as well. This plan emphasizes maintaining existing housing stock in a safe manner that contributes to the vitality and sustainability of neighborhoods within the city. Staff is of the opinion that as long as the property owner complies with the standard conditions of approval to legalize the accessory dwelling unit, the second unit would generally meet the intent of the applicable general and specific purposes of the zoning ordinance.

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 has been presented to the City that approval of an excess dwelling unit will substantially diminish or impair the value of the property within the neighborhood in which it is located. The owner has used the building for living quarters for approximately 10 years, and no indication has been given that property values have been diminished because of it. The property value of the subject property may have increased as a result of the improvements.

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:** Whereas the proposed use is residential in nature, staff is of the opinion that the accessory dwelling unit will not have a material adverse effect upon the character of the area. With regard to public health, safety, and general welfare, the proposed project will be regulated and inspected by the City through the legalization process to ensure protection of the public health, safety, and general welfare.

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:** The existing garage serves as an ancillary function to the residential use of the property and is consistent with the purpose statement of the SR-1A Zoning District. Located in the Avenues Historic District, the design of the building was approved by the Historic Landmark Committee in 1980. Staff is of the opinion that as long as the applicant obtains the appropriate City approvals and permits, the accessory dwelling unit would be compatible with the scale and intensity of development of neighboring property.

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 features of significant importance are known to be on or adjacent to this property. Although located in the Avenues Historic District, no historic features will be destroyed, lost or damaged as a result of the use.

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.

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 original building permit for the existing accessory building was issued in October of 1980. The application materials provided by the applicant include affidavits claiming that the accessory dwelling unit existed prior to 1994 and therefore meets this standard.

- 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 materials provided by the applicant claim the accessory unit has been maintained as such since at least April 12, 1995. Although unoccupied, there is no evidence indicating the accessory dwelling unit was destroyed prior to it being leased in 2003 as documented by the property owner's tax documents.

- 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 (¼) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

**Analysis:** The site currently would not comply with the parking requirement for a two-family dwelling. The property location does meet the second option of criterion 3(B) because it is located within one-quarter (1/4) mile of an active bus stop. The subject property fronts on Bus Route 3 that runs along Third Avenue.

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.

**Summary Findings:** The proposed project meets the minimum requirements of this residential zoning district with the exception of sufficient lot size and parking space. The zoning ordinance, in Section 21A.52 allows the Planning Commission the ability to grant special exceptions to legalize excess dwelling units. The proposed special exception is appropriate in the location proposed based upon compliance with the requirements and standards addressed above.

# **Commission Options**

If the second unit is approved, the applicant can continue with the process for unit legalization, including compliance with a life-safety inspection, and then use the upper level of the garage as an accessory dwelling unit.

If the second unit is denied, the owner could only use the existing accessory building for other uses permitted by the SR-1A zoning district. In addition, denial of the second unit will require the removal of it by the City.

### Potential Motions

The motion recommended by the Planning Division to approve this request 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 that the application does not meet the special exception-unit legalization standards and should be denied.

### Not Consistent with Staff Recommendation:

Based on the testimony, evidence presented and the following findings, I move that the Planning Commission deny special exception petition PLNPCM2013-00682 for legalization of an excess dwelling unit at 465 E. Third Avenue. The special exception does not comply with the following applicable standards:

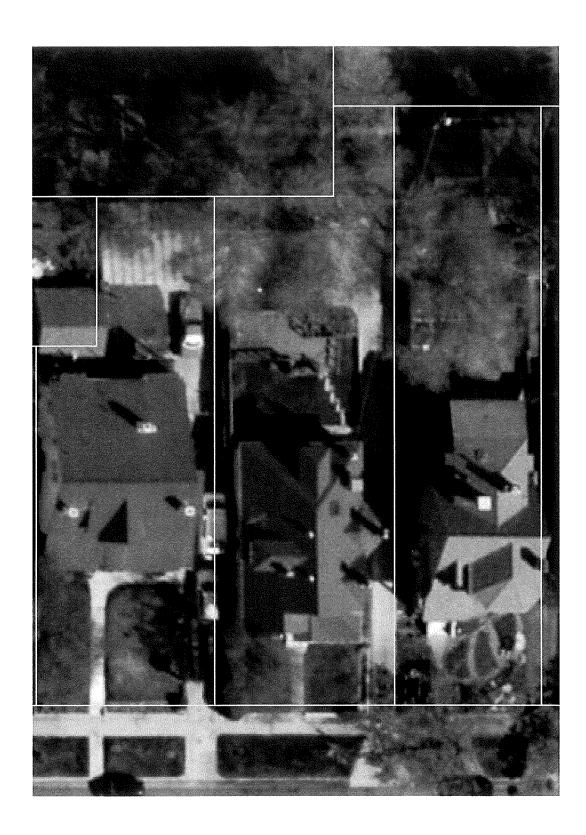
- A. The proposal will be in compliance with ordinance and district purposes;
- B. No Substantial Impairment of Property Value
- C. The proposal will not have a material adverse effect upon the character of the area or the public health safety and general welfare;
- D. The proposal will be compatible with development of surrounding property;
- E. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Other specific standards for unit legalizations:
  - 1. The dwelling unit existed prior to April 12, 1995.
  - 2. The dwelling unit has been maintained as a separate dwelling unit since April 12, 1995.
  - 3. Whether the property can accommodate on-site parking or is located within a one-quarter (1/4) mile radius of a fixed transit stop.
  - 4. There is not history of zoning violations occurring on the property.

Attachment A

Site Plan & Application Materials

Published Date: October 17, 2013

# 465 E 3rd



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To Whom It May Concern at the Salt Lake City Council:

I am requesting approval for legalization of an excess dwelling unit consisting of a studio apartment located above the garage at 465 Third Avenue, Salt Lake City, Utah 84103. This studio apartment existed before April 1995 as it was there when we purchased the property in November 1994. It has been maintained as a separate dwelling unit since November 1994, initially unoccupied (by us or anyone else) and then in January 2003 we started to rent it to others and have been doing so ever since.

I have included two notarized letters from others substantiating these statements. One is from my very dear friend Nola Sundquist, who viewed the property, including the studio apartment, before we purchased it in November 1994; and I have kept her informed of rental activities since then. The other is from Greg Wacker who was the realtor from Plumb and Co who sold us the house and he also had been one of the previous owners of the property in a decade prior to our purchase. Also, I have included Schedule E from our Federal Tax Returns 2003-2013.

The apartment is a lovely dwelling for one person. Whenever it is available for rent, we have much interest in it, and it tends to rent quickly as we keep the rent relatively low and it is a nice, quiet, well-located space. I often rent to students at the University of Utah. I manage the property and have always been fair with returning the security deposit less any deduction for cleaning, and only if necessary.

Sincerely,

Jacqueline Wittmeyer

ueline Wilmeyer

### To Whom It May Concern:

Subject: Studio Apartment, 465 3rd Ave., Salt Lake City, Utah

I lived next door to said property (at 475 3rd Avenue) when the studio apartment was constructed between 1980-1981. It was a dwelling unit above a garage with a stairway, bathroom and kitchen. A few years after it was constructed, I moved a block away and to the best of my knowledge this studio apartment continued as a dwelling unit; at least until 2004 when I moved from Salt Lake City.

Stated August 3, 2013

OF TEXAS STATE

# HCKNOW LEDGMENT

This instrument was acknowledged before me, the undersigned notary public on August 3, 2013.

R. LEON POPE, NOTARY PUBLIC

Sworn to and Subscribed by GREGORY D. WACKER before me the undersigned notary Public on

August 3, 2013.

a transpe, Notary Public

To Whom It May Concern at Salt Lake City Council:

I, Nola Sundquist, can verify that the studio apartment above the garage at 465 Third Avenue existed before April 1995 as I toured the property before Jacqueline Wittmeyer and Christopher Hill purchased it in November of 1994. Jacqui and Chris wanted to get my opinion of the property before they purchased it and I viewed the separate studio apartment above the garage in addition to the main house.

It has been maintained as a separate dwelling unit since November 1994. Initially, the studio apartment was not rented, but it was still maintained separately just unoccupied. Jacqui and Chris started renting the apartment in 2002, and have been doing so since and are currently renting it. Jacqui and Chris are good friends of mine and Jacqui keeps me informed of her rental activities.

Sincerely,

-23-13.

Nola Sundquist

date

Notary

date 8/23/2013

LESLIE HALL Notary Public State of Utah My Commission Expires on: September 26, 2016 Comm. Number: 659417

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Supplemental Income and Loss (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

Attachment Sequence No.

it of the Treasury Revenue Service (O)

▶ Attach to Form 1040 or Form 1041. ▶ See Instructions for Schedule E (Form 1040). e(s) shown on return.

Your social security number

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Supplemental Income and Loss (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

Department of the Treasury Internal Revenue Service (3)

▶ Attach to Form 1040 or Form 1041. ▶ See Instructions for Schedule E (Form 1040).

Attachment Sequence No. 13

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Department of the Treasury Internal Revenue Service (3)

## Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

S corporations, estates, trusts, REMICs, etc.)

Attach to Form 1040 or Form 1041. See Instructions for Schedule E (Form 1040).

OMB No. 1545-0074

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O). Attachment Sequence No. 13

Your social security number

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20	Depreciation expense or depletion	20	749	27	3				20	749	27
24	(see page E-4)	21	4036	71					75736	-	
21 22	Income or (loss) from rental real		70								
ém éka	estate or royalty properties.										
	Subtract line 21 from line 3 (rents)										
	or line 4 (royalties). If the result is										
	a (loss), see page E-5 to find out	22									
80	if you must file Form 6198										
23	Deductible rental real estate loss.  Caution. Your rental real estate										
	loss on line 22 may be limited. See										
	page E-5 to find out if you must										
	file Form 8582. Real estate										
	professionals must complete line	23	(	١	(		)(	)		* .	
04	43 on page 2	·	line 20 Da :-	/ _*:	ludo ami:	losses	/11	1/	24	957	04
24	Income. Add positive amounts show						r total lasses have		25	(	<u> </u>
25	Losses. Add royalty losses from line 22										<del></del>
26	Total rental real estate and royalty in If Parts II, III, IV, and line 40 on page									_	
	line 17. Otherwise, include this amoun								26	957	04

Supplemental Income and Loss (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

► Attach to Form 1040, 1040NR, or Form 1041. ► See Instructions for Schedule E (Form 1040).

OMB No. 1545-0074

Department of the Treasury Internal Revenue Service (5) Name(s) shown on return

Withness and Christopher Hill

Sequence No. \*Your social security number

MICOINE OF LOSS From I	Renfal/R	eal Estate ar	J D	14.5	<del></del>				
Schedule C or C-EZ (see put 1 List the type and location of ea	age E-3).	Report farm re	ental inco	me or loss	e. It you a	re in the busine	ss of rentir	ng personal p	property, use
List the type and location of ea	ch renta	I root sates.				" 4005 on page	= 40 ine 40		T
A COATMENT- 465 T	hird C	WE SIC	Ut	84103	listea	ach rental real e on line 1, did y	OH OF VOUE	family [	Yes No
5					use it	uuring the tax	Jear for no	roopal	
6					© 14 (	ses for more th	an the grea	ater of: A	X
С					€ 109	6 of the total c	lavs rented	dat B	V
					iair	rental value?	/ 0 1011100	a cat	- A
Income:						age E-3.)		c	V
modifie.		A		Prope B				Total	S
3 Rents received	3	4566	3100			C		Add columns A	
4 Royalties received	4	1					3	457	06 00
Expenses:						· · · · · · · · · · · · · · · · · · ·	4.		
5 Advertising 6 Auto and travel (see page 5.4)									
rate and have (see page E-4)	6	CONT	-						
7 Cleaning and maintenance 8 Commissions	7	208	1				1 25.2° 2 6.2°		
9 Insurance	8	006	1-1-						
) Legal and other professional fees		236	1						
Management fees	11		<del>                                     </del>						
Mortgage interest paid to banks			<del>                                     </del>			<u>·</u>			
etc. (see page E-4)	12	_1364	05						
Other interest	13				+		12		
Repairs	14							•	
Supplies 16 Taxes	15								
16 Taxes	16	440	00						
18 Other (list) ▶	17	327	00						
	1				-				
	18								
					+				-
					+				
19 Add lines 5 through 18	19	2577 6	55					7570	
20 Depreciation expense or depletion		- (1110 -	-/ .				19	2577	05
(see page E-4)	20	774	06				20	449	677
<ul><li>21 Total expenses. Add lines 19 and 20</li><li>22 Income or (loss) from rental real</li></ul>	21	3026	21	·				/	100
estate or royalty properties			ŀ						
Subtract line 21 from line 3 (rente)									
or line 4 (royalties). If the result is a (loss), see page E-5 to find out									
If you must file Form 6198	22	1541 3	9	1					
23 Deductible rental real estate loss.									
Caution. Your rental real estate loss on line 22 may be limited. See									
page E-5 to find out if you must			Ι						
ille Form 8582. Real estate									
professionals must complete line 43 on page 2	23 (								
24 Income. Add positive amounts show	20 11		)](		) (		<u>)</u>		
<ul> <li>Income. Add positive amounts show</li> <li>Losses. Add royalty losses from line 22</li> </ul>	n on line	22. Do not i	nclude a	iny losses		,	24	1541	39
<ul> <li>Losses. Add royalty losses from line 22.</li> <li>Total rental real estate and royalty inclif Parts II, III, IV, and line 40 on page 2.</li> </ul>	വെ ലേഷ വാല വല	i rear estate los	sses from	i line 23. Ei	nter total	losses here	25 (		j
If Parts II, III, IV, and line 40 on page 2 line 17, or Form 1040NR, line 18. Others	do not a	niamoo, leeen apply to vou	e iines 24 also enta	4 and 25. E	Inter the	result here.			
	1101	ude this amou	nt in the	total on lin	iunt on Fi ne 41 on i	orm 1040, nane 2		1541	39
For Paperwork Reduction Act Notice and me	-					- 3 - L	26	1 -1 11	7.19

### //HEDULE E Form 1040)

Department of the Treasury Internal Revenue Service (5)

Name(s) shown on return

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

► Attach to Form 1040, 1040NR, or Form 1041. ► See Instructions for Schedule E (Form 1040).

OMB No. 1545-0074

2007

Attachment Sequence No. 13

Your social security number

70.7	Modellin (I) Time						<u> 97 /                                  </u>			<u> </u>	<u> </u>	<u>)</u> ;
F	Income or Loss From Rem Schedule C or C-EZ (see page											
7	List the type and location of each r							ental real es				
A	465 Thirdaul, SLC,					. lis	ited on li se it duri	ne 1, dịd yo ng the tax y	ou or y	your far or perso	nily onal	X
В			F			0	14 days			_		TX.
								the total d	ays re	ented a	at B	1
C							ee page					X
lma					Proj	perties	;				Totals	
BERC	come:	J	A			В		C	·	(Ad	d columns A, B,	and C.)
3	Flents received	3	: 61.00	CC	).			materials of keysters and a contract	ļ	3	5/00	00
		- 4			-			ann da maranna a tao ay ya a hina bin		4-		on is also promise policy.
5	penses:  Advertising	5										
6	Auto and travel (see page E-4)	. 6										
7	Cleaning and maintenance	7.	102	58								
8	Commissions	8										
9	Insurance	9	324	00								
10	Legal and other professional fees	10										
11	Management fees	11										
12	Mortgage interest paid to banks,											
	etc. (see page E-4)	12	1412	11						12		
13	Other interest	13	· ·		1 2					為劉		
14	Repairs	14		35	1 46	09						
15	Śupplies	15	1 22	00								
16	Taxes	16	466	71								
17	Utilities	17	277	10								
18	Other (list) ▶											
	u 0 5 6 4 6 6 7 5 8 9 5 8 9 5 8 6 8 6 7 6 7 6 8 6 8 6 8 6 8 6 8 7 6 8 6 8	18.				<u> </u>		,				
	。 (大大),更多的变形像特殊的人类中国部的考虑的多数对于更为于更多的基础的发展的		Section with the property of t	- In tigation to the Post	Transfer and Salabide the pro- salabide	***	**********	(Territarios de la lactica de la Carte	····			
14 - 1	the Computer of Computer Stage (Computer or Stage Computer or Stag	ACT PLANTAGE		A				. The first of the section of the se	<del>1</del>		3010	0,5
4()	Add lines 5 through 18	19	30/0	85	Haracher Control Control Control	tyan ili yasi a ili ili ili		riverstates, a very sister.		19	3010	
20	Tiebretijiju exberise or debiellon	20	1/19	Ho	the first of the second					÷	449	1 to 1
24.,			are a figure of	A STORY	skings die en het state in.	c+ ≠ et las:	as verificant to	ರ್ಷ-೧೯೬೪ ನಿರ್ವಹಿಗೆ ಕೆ.	estas, er sie	20		- 1.14C
21	Total exponses, Add lines 19 and 20	21.	2460	* L. Jaya	unalan	tris in his	ng ing Pagara	eferral dark group and	V			
22	Incomo or (loas) from rental roal estato or royalty proportios.											
	Subtract line 21 from tine 3 frents)											
	or line 4 (royalties). If the result is a											
	(loss), see page E-5 to find out if you must file Form 6198	22	1639	59								
GO.	Deductible rental real estate loss.		1401									
23	Caution. Your rental real estate											
	loss on line 22 may be limited. See											
	page E-5 to find out if you must									100/11		
	file Form 8582. Real estate											
	professionals must complete line 43 on page 2	23	(	)	(		) (		)			
24	Income. Add positive amounts show		line 22 Do no	of incl	ude anv b	08888				24	1639	159
	Losses. Add royalty losses from line 22				-			losses here		25 (	. 4 - 1	1
	Total rental real estate and royalty in								- 1			<del> </del>
	If Parts II, III, IV, and line 40 on page										1. ~0	
	line 17, or Form 1040NB, line 18, Other									26	1639	164

# (1040)

# Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

popartment of the Treasury Internal Revenue Service Name(s) shown on return

► Attach to Form 1040, 1040NR, or Form 1041. ► See Instructions for Schedule E (Form 1040).

Sequence No. Your social security number

lir S	Ancome or Loss From Rent	efel	al Ectate and	Boys	alties No	ria If v	/OIL are	in the busin	less of re	entina	nersonal proper	tv. use
社社	Ancome or Loss From Rent Schedule C or C-EZ (see page	E-3). I	f you are an ind	ividua	I, report fa	rm ren	ntal inc	ome or loss	from Fo	rm 483	35 on page 2, lir	1e 40.
-1	List the type and address of each r	ental	real estate pr	oper	ty:	2 F	or eac	h rental real n line 1, did	estate p	propert	y Yes	
·A	465 Third Ave, SL	Q.,.L	lt 8910	3		ι	use it d	luring the ta es for more	k year fo	r perso	onal ,	X
В						•	∍ 14 d	ays <b>or</b> of the total				X
С							fair r	ental value? age E-3)			С	X
					Pro	pertie	s				Totals	
inc	ome:		A	1		8		C	<del>- 1</del>	+	Id columns A, B, a	100
3 4	Rents received	3 4	5350	00						3	5350	
Exp	penses:			١,,								
5	Advertising	5	40	60								
6	Auto and travel (see page E-4) .	6 7	198	50							·	
7	Cleaning and maintenance	8	100	00								
8 9	Commissions	9	328	9/0								
10	Insurance Legal and other professional fees	10	·									
11	Management fees	11							_			
12	Mortgage interest paid to banks,	12	1324	56						12		
	etc. (see page E-5)	13	1301	-					-			
13 14	Other interest	14	B43	00	)							
15	Supplies	15										
16	Taxes	16	980	81								
17	Utilities	17	:5:30	08								
18	Other (list) ▶					•						
		18										
			- A									
											110001	دسوسید
19	Add lines 5 through 18	19	4036	57	_					19	4036	57
20	Depreciation expense or depletion (see page E-5)	20	224	78	6					20	224	78
21	Total expenses. Add lines 19 and 20	21	4261	35								
22	Income or (loss) from rental real						. ]					
	estate or royalty properties. Subtract line 21 from line 3 (rents)				:		.					·
	or line 4 (royalties). If the result is a											
	(loss), see page E-5 to find out if you must file Form 6198	22						•				,
23	Deductible rental real estate loss.			,								
	Caution. Your rental real estate											
	loss on line 22 may be limited. See page E-5 to find out if you must				•	ŀ	.				0	
	file Form 8582. Real estate					. ]					· ·	
	professionals must complete line 43 on page 2	23	(	)	(		)(		)			
24	Income. Add positive amounts show		line 22. Do no	ot inc	lude any	losses	s			24	1088	65
25	Losses. Add royalty losses from line 22	and re	ental real estate	losse	s from line	e 23. E	Enter to	otal losses h	ere.	25	(	)
26	Total rental real estate and rovalty in	come	or (loss). Com	bine l	ines 24 ar	nd 25.	Enter	the result he	ere.			
	If Parts II, III, IV, and line 40 on page line 17 or Form 1040NR, line 18. Othe	2 do 1 rwise	not apply to yo include this an	iu, als nount	in the tota	แร am al on I	iount ( ine 41	on page 2	+∪,	26	1008	65

# Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

n return

Attach to Form 1040, 1040NR, or Form 1041. See Instructions for Schedule E (Form 1040).

Attachment Sequence No.

Income or Loss From Rei		7-	d Roya	alties N	Ofe. If you are	in the built	1	pe a secur		
The second type and anniver of one		_	dividua	l, report i		11.0 01 1033 110	uu rorm q	:835 on nage	operty, use	)
1-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	110,5	real estate SLC, L	t G	4103	listed on use it dur purposes 14 day	rental real e line 1, did yo ring the tax y s for more tha s or	state proposition or your dear for person the great the	certy family ersonal eater of:		No
		**			rental v See page	alue?	y = 1011100	acian		
Income:		Λ		Pr	operties	= ⊏-3)	T		c	
<ul><li>3 Rents received</li><li>4 Royalties received</li></ul>	3	A		<del> </del>	8	C		Tot (Add columns	ais A, B, and C	.)
4 Royalties received	4.						T	$\frac{3}{1}$ 55	750	0
<ul><li>5 Advertising</li><li>6 Auto and travel (see page F-4)</li></ul>	5		00					4		
7 Cleaning and maintenance	7 8 9	37 300	25							
<ul> <li>Legal and other professional fees</li> <li>Management fees</li> <li>Mortgage interest paid to banks,</li> </ul>	10		2.5							
13 Other interest.	12	/393	22				12			1
14 Repairs. 15 Supplies 16 Taxes	14 15	689	36							
17 Utilities 18 Other (list)	16 17	622 319	49 98							
	18							MA ALERT MILLER PROPERTY AND ALERT MILLER PR		
Depreciation expense or depletion	19	330/	70		,		19	330	1 /00	
1 Total expenses. Add lines 19 and 20	20 21 =	33014	0				20	330	140	
Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a								•		
you must file <b>Form 6198</b> .	2 2	2136	0							
Deductible rental real estate loss.  Caution. Your rental real estate loss on line 22 may be limited. See page E-5 to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2 23			)(							
Income. Add positive amounts shown of Losses. Add royalty losses from line 22 and Total rental real estate and royalty incoming Parts II, III, IV, and line 40 on page 2 do	u rental r	eal estate los	ses fro	m line 23	. Enter total lo	sses here .	24 . 25 (	22 13	60	
If Parts II, III, IV, and line 40 on page 2 do 17, or Form 1040NR, line 18. Otherwise in	not app	ly to you, al	ne lines	3 24 and	25. Enter the	result hara	26	22/3	20	
iperwork Reduction Act Notice, see page E-8	of the in	istructions.			Cat. No. 11344L		Charles on the last of the las	ile E (Form 104	<u>  (CC)</u> 0) 2009	

### Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

Department of the Treasury Internal Revenue Service (99)

▶ Attach to Form 1040, 1040NR, or Form 1041. ▶ See Instructions for Schedule E (Form 1040).

Attachment Sequence No. 13 Your social security number

Name(s) shown on return Jacqueline Wittmeyer and Christopher Hill

Contract Contract Income or Loss From Rental Real Estate and Royalties Note. If you are in the business of renting personal property, use

eman-vinity	Schedule C or C-EZ (see page									n page 2			
1	List the type and address of eac	ch re	ental real estate prop	erty:	2 For ea	ich	rental real estate pr	op	erty.			Yes	No
A	residential rental				listed	on du	line 1, did you or yo ring the tax year for	ur: Dei	tamii	y			1
<i>I</i> -1	465 Third Avenue, Salt Lake City, Uta	h 84	103		_ purpo	ses	s for more than the $\mathfrak g$	gre:	ater o	of:	1.		L.V
В					e 14 c	-		ام ما	-6 S		3		
					~1		f the total days rent value?	.eu	al i	Cill	-		
,C					(See					، ا			
				Pro	perties	Jag	10 2 4)		l		ž_l vtal		l
Incor	ne:		A		В		C		(Ac	id colum			d C.)
3	Rents received	3	23,670		i i		1		3			23,67	/0 l
4	Royalties received	4	20,010						4			,	
Ехре		-	·			_							+
Expe 5	Advertising	5	54										
6	Auto and travel (see page E-5)	6											
7	Cleaning and maintenance	7	120										
8	Commissions	8											
- 9	Insurance	9	855										ł
10	Legal and other professional fees								32	.*			
11	Management fees	11											
12	Mortgage interest paid to												
12.	banks, etc. (see page E-5)	12	21,319						12				
13	Other interest	13							题				
14	Repairs	14	1,263										
15	Supplies	15	144										
16	Taxes	16	4163										İ
17	Utilities	17	589										-
18	Other (list) ▶												ŀ
													1
		18											
		ļ.			,								
19	Add lines 5 through 18	19	28,507						19			28,50	)7]
20	Depreciation expense or												
		20	9,220						20			9,22	20
21	Total expenses. Add lines 19 and 20	21	37,727										
22	Income or (loss) from rental real						.						
44	estate or royalty properties.												
	Subtract line 21 from line 3 (rents)												
	or line 4 (royalties). If the result is												
	a (loss), see page E-6 to find out												į
	if you must file Form 6198	22	-14,057	* -									
23	Deductible rental real estate loss.		. [ ]							•			
	Caution. Your rental real estate loss								200 m				
	on line 22 may be limited. See page												
	E-6 to find out if you must file Form				l								
	8582. Real estate professionals		,	,		,		*					
		23		<u> </u>		)	](		盤				
24	Income. Add positive amounts sh								24				
25	Losses. Add royalty losses from lin							1	25 (		-	14,05	4
26	Total rental real estate and royalty												
	Parts II, III, IV, and line 40 on page 2	do	not apply to you, also	enter this	amount o	n F	orm 1040, line 17, c		0.0			4 4 4 4	.,
	Form 1040NR, line 18. Otherwise, in	cluc	ie this amount in the to	iai on iin	e 4 i on pa	ge	۷		26			14,05	4]

Supplemental Income and Loss (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

Department of the Treasury Internal Revenue Service (99) Name(s) shown on return

▶ Attach to Form 1040, 1040NR, or Form 1041. ▶ See separate instructions.

Attachment Sequence No. 13

	) shown on return							Your so	cial se	sourity number	
Jacqu	reline Wittmeyer and Christopher Kill						l	95			
A Di	d you make any payments in 2011 that would require you to	o file F	orm(s)	1099? (see	e instr	uctions)		The state of the s	200500	☐ Yes ☑ N	do
	"Yes," did you or will you file all required Forms 1099?			`						☐ Yes ☐ N	No
Pali	Income or Loss From Rental Real Estate and Ro	yaltic	s Note	. If you are	in the	business	of re	enting po	erson	al property, use	9
-	Schedule C or C-EZ (see instructions). If you are an indiv	idual, re	eport fa	ırm rəntal in	come	or loss fro	កា 🖺	orm 483	l5 on	page 2, line 40	).
Cauti	on. For each rental property listed on line 1, check the box	x in the	e last c	olumn onl	y if yo	ou owned	tha	at prope	erty a	ıs a member	of a
qualif	ied joint venture (QJV) reporting income not subject to self	f-empl	oymen	it tax.							
	hysical address of each property-street, city, state, zip Ty				rental	real		Fair Re	ental	Personal	6 06
'   '	hysical address of each property broots only, seems, in the	below		estate pr	орепу	ustea,		Day	s	Use Days	QJV
A	sidential rental			report the	e numi ted at	per of fair rental	A	365	;		
	Call Lake Otto Black Odd 89			value and	d days	with	В				<u> </u>
C T	5 Third Avenue, Sait Calle Gity, Gian 64165			personal instructio		99	C				
	A Duning in		)							<del></del>	<u> </u>
	of Property: de Family Residence 3 Vacation/Short-Term Rental	5 1 2	nd	7	Self-l	Rental					
	9.0 ( 0.1,11.)		valties			r (describ	) )				
<u>2 Mu</u>	ti-Family Residence 4 Commercial	U NO	yaiucs	<u> </u>	Ottle	Pro		iles			
Incon	ne:			A			В		T	C	
_	M. J. of and adding a who no monto. For 2011, onto.	За							+		Γ
<u> 3a</u>	Merchant card and third party payments. For 2011, enter -0-	3b		23,845					╁		<b></b>
<u>d</u>	Payments not reported to you on line 3a	313		20,040					-{		<del> </del>
4	Total not including amounts on line 3a that are not	A		23,845				• 1			
<u>.                                    </u>	income (see instructions)	14							+-		<u> </u>
Ехреі		_		nr							
5	Advertising	5		25.					-}		<u> </u>
6	Auto and travel (see instructions)	6		440							
7	Cleaning and maintenance	7		149					┥		<u> </u>
· 8	Commissions	8									<u> </u>
9	Insurance	9		1470							<u> </u>
10	Legal and other professional fees	10							-		
11	Management fees	11		20					-		<u> </u>
12	Mortgage interest paid to banks, etc. (see instructions)	12		20,945							
13	Other interest	13		· .							<u> </u>
14	Repairs	14		3,087							
15	Supplies	15		340							
16	Taxes	16		4,119							
17	Utilities	17		793							<u> </u>
18	Depreciation expense or depletion	18		9,620							
19	Other (list) trim 1 tree and remove 3 trees	19		600							
20	Total expenses. Add lines 5 through 19	20		41,168							
21	Subtract line 20 from line 4. If result is a (loss), see								•		
	instructions to find out if you must file Form 6198 .	21		-17,323							l .
22	Deductible rental real estate loss after limitation, if any,		•						T		
falm	on Form 8582 (see instructions)	22	(	. 17,323	)	( .			)(		)
23a	Total of all amounts reported on line 3a for all rental prop	perties			23a				33	<b>排行的编辑</b>	V/V/
b	Total of all amounts reported on line 3a for all royalty pro				23b						
¢	Total of all amounts reported on line 4 for all rental prope				23c						
d	Total of all amounts reported on line 4 for all royalty prop				23d				一臟		
Θ	Total of all amounts reported on line 12 for all properties				23e		-		麗		
f	Total of all amounts reported on line 18 for all properties				239			$\dashv$			
	Total of all amounts reported on line 20 for all properties				23g	····					
9 24	Income. Add positive amounts shown on line 21. Do no			i losses				. 24	1250	remarkate de la 18 ac 18	300m254448
24 25	Losses. Add royalty losses from line 21 and rental real esta	ite loce	es from	line 22 Fi	nter ir	otal losses	she	f		17,323	1
25									十	, (1,000	<del></del>
26	Total rental real estate and royalty income or (loss). Co	mpine	unes 24	4 2010 20. b	t on F	ine result	יוו ( יוופוו	٥.			
	If Parts II, III, IV, and line 40 on page 2 do not apply to you 17, or Form 1040NR, line 18. Otherwise, include this amour	u, cuso stin the	enter t	nno announ nn line 11 c	i UII l' In nac	104N 169	J, III	. 26	.	-17,323	
	II. OF FORTH TOAUNIA, THE TO, OTHERWISE, INCRUGE THIS SHOUL	16 (1) (1) (E	LUICH	ハ ロロマザ L C	m had	946		. 166		11,000,0	

# Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.) Attach to Form 1040, 1040NR, or Form 1041.

OMB No. 1545-0074

Attachment

13

Department of the Treasury Internal Revenue Service (99)

Information about Schedule E and its separate instructions is at www.irs.gov/form1040.

Name(s) shown on return JACQUELINE WITTMEYER and CHRISTOPHER HILL

Sequence No. Your social security number

J/	ACQUELINE WITTMEYER and CHRISTOPHER HILL							(	No.	
	Income or Loss From Rental Real Estate and	d Roy	alties Note. I	f you a	are in t	he business of rer	ntina pe	rsonal pro	nerty use	
	Settledule 5 of C=E2 (see instructions). If you are a	ın indiv	/idual. report fa	rm rer	ntal inc	ome or loce from	Form 4	835 on n	ane 2 line	40
A	bid you make any payments in 2012 that would require	you to	file Form(s)	0997	? (see	instructions)		☐ Ye		
В	If "Yes," did you or will you file required Forms 1099?				(555	mod dollono)			<u> </u>	
	a Physical address of each property (street, city, state, 2	710	-1-\					Ye	s [][	No
	465 E 3RD AVE SALT LAKE CITY, UT 84103	ZIP CC	ode)							
	3									
1	b Type of Property 2  (from list below) For each rental real estate	מרטיים	ty linted		  :-	Davida	Perso	onal Use		
·	above, report the number o	f fair r	ental and		rair	Rental Days		ays	Q	JV
	1 personal use days. Check t	he OJ	V hox	Α				- J -		·
_ E	only if you meet the require	ments	to file as	В					+	
c	a qualified joint venture. Se	e instr	uctions.	c	<u> </u>	<del></del>			+	
Тур	pe of Property:	· .					<del>~</del>		_ــ	
1	Single Family Residence 3 Vacation/Short-Term Rental	5 1	and		7 00	elf-Rental				
2	Multi-Family Residence 4 Commercial		Royalties							
	come: Properties:	0 1	A		0 01	her (describe)				
3	Rents received	3	· · · · · · · · · · · · · · · · · · ·			В			<u>C</u>	
4	Royalties received	4	24	,543				1		
Exp	penses:									
5	Advertising	5		- [			.			İ
6	Auto and travel (see instructions)	6								
7	Cleaning and maintenance	7						_		
8	Commissions	8	<u> </u>							
9	Insurance	9		470						
10	Legal and other professional fees	10	- 1	470						
11	Management fees	11								
12	Mortgage interest paid to banks, etc. (see instructions).			107						
13	Other interest	12	20,	497						
14	Repairs	13		750						
15	Supplies	-		750						
16	Taxes	15		275			٠,			
17	Utilities	16		039						
18	Depreciation expense or depletion	17		950						
19	Other (list) .	18	9,6	320						
20	Total expenses. Add lines 5 through 19	19	0.0							
21	Subtract line 20 from line 3 (rents) and/or 4 (royalties). If	20	38,6	301						
	result is a (loss), see instructions to find out if you must	1 1								
					- /	•				
22		21	-14,0	58				<u></u>	_	
Esto.	Deductible rental real estate loss after limitation, if any,				-					
23 a	on Form 8582 (see instructions)	22	(							1
b	Total of all amounts reported on line 3 for all rental properties.			2	23a	24,54	3		首都4.5%	September 1
C	Total of all amounts reported on line 4 for all royalty properties				23b		)			
ď	Total of all amounts reported on line 12 for all properties			-	23c	20,49	7			
	Total of all amounts reported on line 18 for all properties			_	23d	9,620				
94	Total of all amounts reported on line 20 for all properties			2	23e	38,60				
24 25	Income. Add positive amounts shown on line 21. Do not inclu	de an	ylosses				24	†	0	er falst land
25 26	Losses. Add royalty losses from line 21 and rental real estate	losses	s from line 22. E	nter t	otal los	sses here	25	(	0	)
	Total rental real estate and royalty income or (loss). Comb	oine lir	es 24 and 25 I	Enter	the rec	sult here				<del></del>
	If Parts II, III, IV, and line 40 on page 2 do not apply to you, also	o ente	r this amount o	n Forr	m 1040	), line				
	17, or Form 1040NR, line 18. Otherwise, include this amount in	the to	otal on line 41 c	n pao	ie 2		26		Δ.	

# **Attachment B**

Board of Adjustment Findings & Order September 29, 1980 October 14, 1980

Mr. Joseph W. Decker 465 Third Avenue Salt Lake City, Utah 84103

Dear Mr. Decker:

Enclosed are the Findings and Order in Case No. 8449 before the Board of Adjustment.

Please note that said order is to expire six months from the dating of this order, and also the provisions by which your variance was granted.

Christianses

Sincerely,

BOARD OF ADJUSTMENT

Connie Christiansen Acting Secretary

enc.

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 8449

REPORT OF THE COMMISSION:

This is an appeal by Joseph W. Decker from the refusal of the Building Inspector of Salt Lake City, Utah, to issue a permit to construct a two-story detached garage at 465 Third Avenue, contrary to the provisions of the Zoning Ordinance in a Residential "R-2" District.

Joseph W. Decker and Paul Moore were present at the meeting. Mr. Barney explained that the lot is 49 1/2! wide and goes back on one side 165! and 14013" on the other side. The proposal is for a two-story garage which is contrary to the Zoning Ordinance. A detached structure is only allowed to be one story with 101 to the top of the doorway. The height (141) is measured from the midpoint of the gable. Mr. Decker said what makes this exceed the height requirement is the steep gable. It is in spirit with the carriage house that used to be there. This will not be used as living quarters. The plans called for a fixed stalrway but they could put a pull-down one. There are no windows. There are 2' by 4' fles every 16" and they could pull those down to the 6! height level in the attle to make it completely unusable. The usable space where it is 6' is only 4' wide. The height is merely from the steepness of the pitch. There will be a work space for storing tools and a work bench in the garage. Ms. Wilcox asked why they chose this plan. Mr. Decker said they moved into this house in February. They sent back to New England for a carriage house design because he heard the property had a carriage house or stable on it. He did research and found that was true. The Historical Landmark Committee has approved this. He wants something that will give him storage and be in keeping with the house. The Board asked if he would need electricity for the work space. Mr. Decker said all he needs is a 110. Mr. Moore said the area will be about 8' by 20' and part is taken up by a pull-down stairway. Mr. Decker said the wants to store his guns and Wife's antiques and the basement does not have room for storage. The Board asked how this fit in with the Uniform Building Code. Mr. Nelson sald they fit in. If the petitioner does not put in a window and makes it so it cannot be used for living quarters them it is airlight for incidental home storage. Mr. Decker said there would not be any plumbing. There were no protests. Later in the meeting the various aspects of the case were reviewed. The Board noted that the petitioner will change the possibility of this being constructed as a two-story garage for living quarters. It will be modified so it is not two stories. There will be no special wiring or plumbing.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the variance be granted for a garage which exceeds the height limitation because of the steepness of the pitch provided the following provisions are met:

<sup>1.</sup> The roof ties be lowered in the attic so it cannot be used as two stories

Case No. 8449 Page 2--

- 2. there be a pull-down stairway rather than a permanent one.
- 3. There be no special plumbing or wiring.
- 4. There never be any commercial use.

Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to Issue the required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other City Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a certificate of occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board of Adjustment at its meeting held Monday, September 29, 1980.

Dated at Salt Lake City, Utah, this 14th day of October, 1980.

Chairman ms

Conne Christianser

Attachment C
Public Input

Published Date: October 17, 2013

### Lew, Janice

From:

Anne Albaugh [industrialservices@xmission.com]

Sent:

Friday, October 11, 2013 4:27 PM

To:

Lew, Janice

Subject:

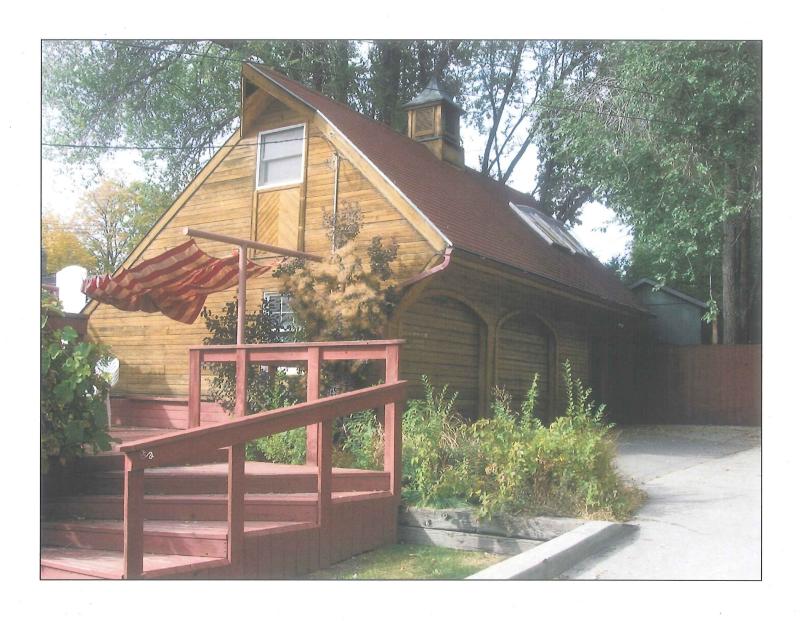
465 3rd AVenue

Hi Janice...I object to adding rental units in our neighborhood. The home at the front of the property owned by Jacqueline Wittmeyer has already been transformed from a family owned and occupied home into a rental house...with poor results. Now..they want the rental unit (which is rented out now and has been rented for years) to be a legal unit. I think this is a mistake. I vote NO.

Thanks, Anne Albaugh 453 3rd Avenue Salt Lake City, UT 84103 (801) 485-5251

Attachment D
Photograph

Published Date: October 17, 2013



Published Date: October 17, 2013

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