



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: March 3, 2016
Re: PLNSUB2015-00965 Merrill Residence Planned Development
PLNPCM2016-00004 Merrill Special Exception for Building Height

PLANNED DEVELOPMENT / SPECIAL EXCEPTION

PROPERTY ADDRESS: 214 East 10th Avenue
PARCEL ID: 09-31-176-001
MASTER PLAN: Avenues
ZONING DISTRICT: SR-1A (Special Development Pattern Residential)

REQUEST: The applicant seeks approval of a proposed single family residence with reduced front yard setback and increased building height. This project is being reviewed as a planned development because of the reduced setback and as a special exception because of the increased building height. The Planning Commission has decision making authority for these two petitions.

RECOMMENDATION: Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission deny both petitions.

The following motions are based on the recommendation:

Planned Development: *“based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission deny the requested Merrill Residence Planned Development PLNSUB2015-00965”.*

Special Exception: *“based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission deny the requested Merrill Residence Special Exception PLNPCM2016-00004”.*

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Additional applicant Information](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Dept. Comments](#)
- I. [Alternate Motion](#)

PROJECT DESCRIPTION:

1. Proposal Details

The petition seeks to modify the front yard setback and the allowed building height for a proposed new single family home at the subject address. Per the request, the front yard setback would be reduced from the required 20 feet down to 10 feet along 10th Avenue, the adjacent public street. The height of the proposed dwelling would be approximately 29.5 feet, up from the height limit of 23 feet in the SR-1A zoning district.

The existing lot is located in the Avenues neighborhood, on the east rim of City Creek Canyon, across from the Utah State Capitol. The existing single family dwelling was constructed in approximately 1947, per the earliest permit record. The existing home would be demolished and replaced with the proposed single family dwelling.

The applicant, in September of 2015, originally requested a special exception for extra building height for the proposed dwelling. That request was granted administratively but the applicant has since moved the new dwelling's location closer to the front property line along 10th Avenue and closer to the private alley and is asking for an additional foot of height from the previous request. These new circumstances necessitated a new special exception application for building height.

Project Details

Regulation	Zone Regulation	Proposal
Lot Coverage	40 % coverage	13 % coverage (complies)
Height	23 feet	29.5 feet
Front Yard Setback	20 feet	10 feet
Rear Yard Setback	30 feet	49 feet (complies)
Side Yard Setback	4 and 10 feet	25 and 49 feet (complies)

KEY ISSUES:

The key issues associated with this proposal are the front yard setback and the proposed building height and the project's inability to fully achieve one of the objectives of a planned development. These key issues are discussed further in the following paragraphs and were identified through planning staff's analysis of the project (*Attachment "F"*) Other issues with the project are engineering-related, such as sewer line relocation, storm drainage, and soil stability and are deemed resolvable with proper technical design.

Issue 1: Front yard setback - unresolved

The front yard area of the property is that which fronts 10th Avenue. The required front yard setback for a new building on this lot is 20 feet from the front lot line. The applicant's request approval for a 10-foot front yard setback instead, via the planned development process. The existing home has a front yard setback of approximately 10 feet, but with that building proposed for complete demolition, the new dwelling is subject to the 20-foot dimension.

The lot has more than adequate area in which to locate a dwelling and comply with the base yard dimensions, despite some of the property extending over the side of the western slope down into City Creek Canyon. This fact makes it difficult to find that a reduced front yard setback is necessary for this one dwelling or that there is an overall benefit to the public and city by allowing the reduced setback (as anticipated by the planned development standards).

The proposed location, as stated by the applicant, would allow for a larger garden area and landscaped rear yard area. The applicant's opinion is that 10th Avenue should not be considered the front yard, but rather the private alley to the east should be the front of the lot where the front yard setback is applied. This scenario helps the applicant's case, but does not comply with the city's definition of the front lot line, which is the lot line adjacent to a public street. For this property 10th Avenue is the only adjacent public street, and historically has acted as the front yard. The alley is not a dedicated public street, and therefore not the front of the lot.

The property to the south of this project utilizes the alley as its only access, and in that case, the front yard would be the eastern yard (along the alley), but that is an exception and was established in the early 1970's by a "variance" to reduce the setback from the alley because of the proximity to the steep slope. Were the applicant to apply for a

variance today to reduce the front yard setback, it would be denied simply because the lot is large enough to more than adequately comply with all setback requirements, there are no hardships. The applicant has opted to go through the planned development process to modify the front setback requirement.

The applicant has also cited the setback of the next house to the east (on the corner of 10th Avenue and 'B' Street) as reason for a reduced front yard setback. That argument doesn't apply because the north side of that house is the "corner side yard", not the front yard, so using it to determine an average **front** yard setback is not viable. This has been the city's policy for front yard setback averaging.

Lastly, there is a minimum land area requirement to even be eligible for a planned development process. The lot size requirement differs for each zoning district, but for the SR-1A district the minimum area is 10,000 square feet. The subject lot is 29,700 square feet, a large residential lot with plenty of land area to locate a dwelling and comply with setback requirements. Most city residential lots aren't that large and wouldn't qualify for the planned development process. That means most residential lots, in order to request a reduction in a required building setback would only be eligible for the "variance" process, which has stricter standards and requires clear demonstration of a physical, topographical hardship. Given the large land area, the applicant would be extremely unlikely to get a variance based on the variance standards, and has gained an advantage simply by having a large lot. That means this proposal should clearly demonstrate that it achieves the objectives and standards for a planned development when asking for a reduction in setback distances.

Issue 2: Building height - unresolved

Residential building height that exceeds the base standard can only be reviewed via the 'special exception' process; a planned development process cannot be used to gain extra building height, thus to two separate applications. The proposed residence already received approval last fall for a similar height exception. The difference then was the building's location. The location last fall was south and west of the current proposal, farther from the street. The prior location complied with the front yard setback distance of 20 feet and, with the slope of the lot heading down from 10th Avenue, kept the visual impact of increased height further from the public street and nearby properties. The revised location is now 10 feet closer to the public street (10th Ave) and closer to the private alley. This new location increases the adverse impact of the extra height on the public view and from nearby properties. Staff finds the new location detrimental to the height aspect of the project. See staff's analysis in *Attachment F for more details*.

The applicant provided the estimated heights of other nearby residences in support of the extra height. In general the other buildings have a taller building height average. The zoning ordinance limits the affect other building heights can have on a proposal by stipulating the consideration to only those buildings on the same block face. Based on the definition of "block face" below, there are not enough buildings on the subject block face to establish a development pattern (at least three building heights), which is part of the consideration for extra building height (see definitions below for clarity).

BLOCK FACE: All of the lots facing one side of a street between two (2) intersecting streets. Corner properties shall be considered part of two (2) block faces, one for each of the two (2) intersecting streets. In no case shall a block face exceed one thousand feet (1,000').

DEVELOPMENT PATTERN: The development pattern standard applies to principal building height and wall height, attached garage placement and width, detached garage placement, height, wall height, and footprint size. A development pattern shall be established when three (3) or more existing structures are identified to establish the pattern, or in the case that three (3) structures constitutes more than fifty percent (50%) of the structures on the block face fifty percent (50%) of the structures shall establish a pattern.

The private alley separates two block faces (west of the alley and east of the alley), leaving the existing building as the only building on the applicable block face. Furthermore, when existing buildings will be demolished and removed for a project the city excludes the subject property from the calculation/pattern, which means there would be no buildings to use in a development pattern. If the alley was disregarded and the block face extended eastward to 'B'

Street, that would only add one building (the home at the corner of 'B' Street and 10th Ave) to the block face, which still doesn't achieve a development pattern. Lack of a development pattern should have been given more consideration in the prior special exception approved last fall; however that approval is still valid and could be utilized by the applicant if this current proposal is denied.

Given the new building location, closer to the street and nearby properties, and the lack of any development pattern on which to base extra building height, the proposed building height in the proposed location should be denied.

Issue 3: Planned development objectives - unresolved

In general a planned development offers flexibility in the application of zoning and subdivision design standards in anticipation of an innovative and preferred development that has increased benefit to the immediate area, the general public, and the city. Staff was unable to find how the proposal satisfied the stated objectives of a planned development. More detail is provided in staff's analysis included in *Attachment F*.

DISCUSSION:

Staff's concerns were discussed with the applicants in December, immediately after the application was submitted, but the applicant felt they had a case for the reduced setback and building height and wanted to proceed as proposed.

The analysis of the approval standards in *Attachment "F"* of this report further details the issues as they relate to the standards and offer more insight on staff's recommendations for the two applications – planned development and special exception. The proposal meets most of the review standards, except for the key standards of planned development objectives and a development pattern for extra building height.

Questions arose about when the height limit for the SR-1A district was changed to 23 feet. The SR-1A zoning district was created and adopted in 2006 as the result of a citizen initiated push to limit the size of new buildings in portions of the greater Avenues area. Prior to 2006, most of the area was zoned SR-1 and had a building height limit of 30 feet, so many of the buildings in the area were likely constructed or remodeled when the height limit was higher.

The large lot size allows ample room with level ground to comply with required yard setbacks, leaving no reason to approve a reduced setback. Given the basic nature of the modifications sought, setback and building height, staff could think of no conditions that might help the project meet the standards in question. Ultimately, staff recommended denial of the proposed front yard setback and building height. As the final decision is up to the commission, the commission may deny as recommended or find differently and approve the proposal with or without conditions.

NEXT STEPS:

If approved, the applicant may proceed with the project, subject to any conditions, and will be required to obtain all necessary city permits and make all required improvements. If denied, the applicant would still be eligible to construct the dwelling subject to required yard setbacks and the previously approved building height (PLNPCM2015-00740).

ATTACHMENT A: Vicinity Map



Subject

N



CRANK CREEK

09

090A

090A

10TH

09

090A

090A

090A

090A

09TH

090A

090A

090A

090A

ATTACHMENT B: Site Plan



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com

NOT FOR CONSTRUCTION
ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

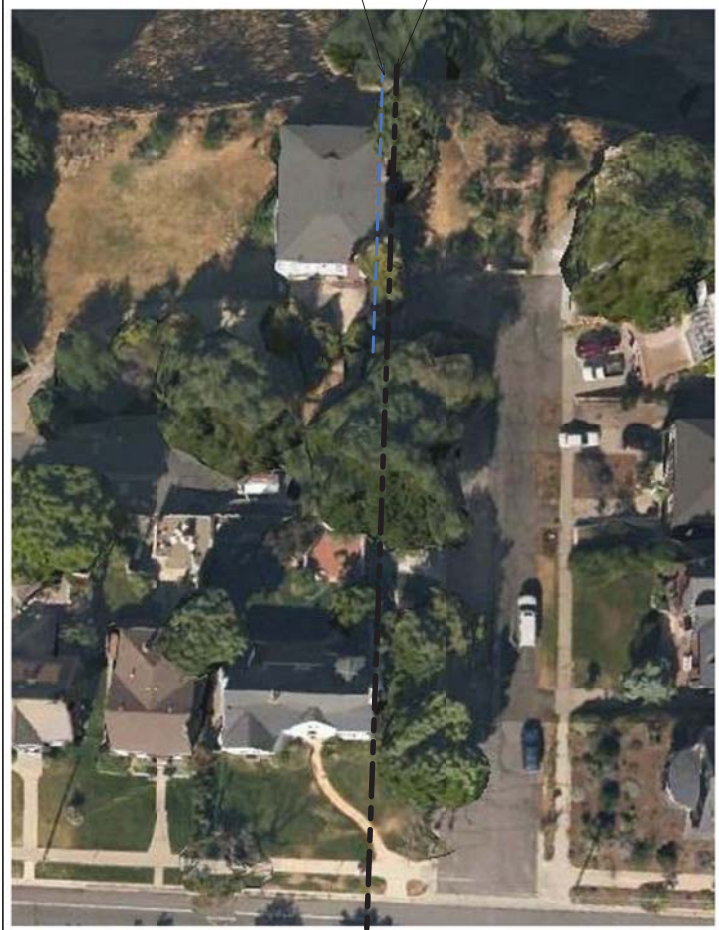
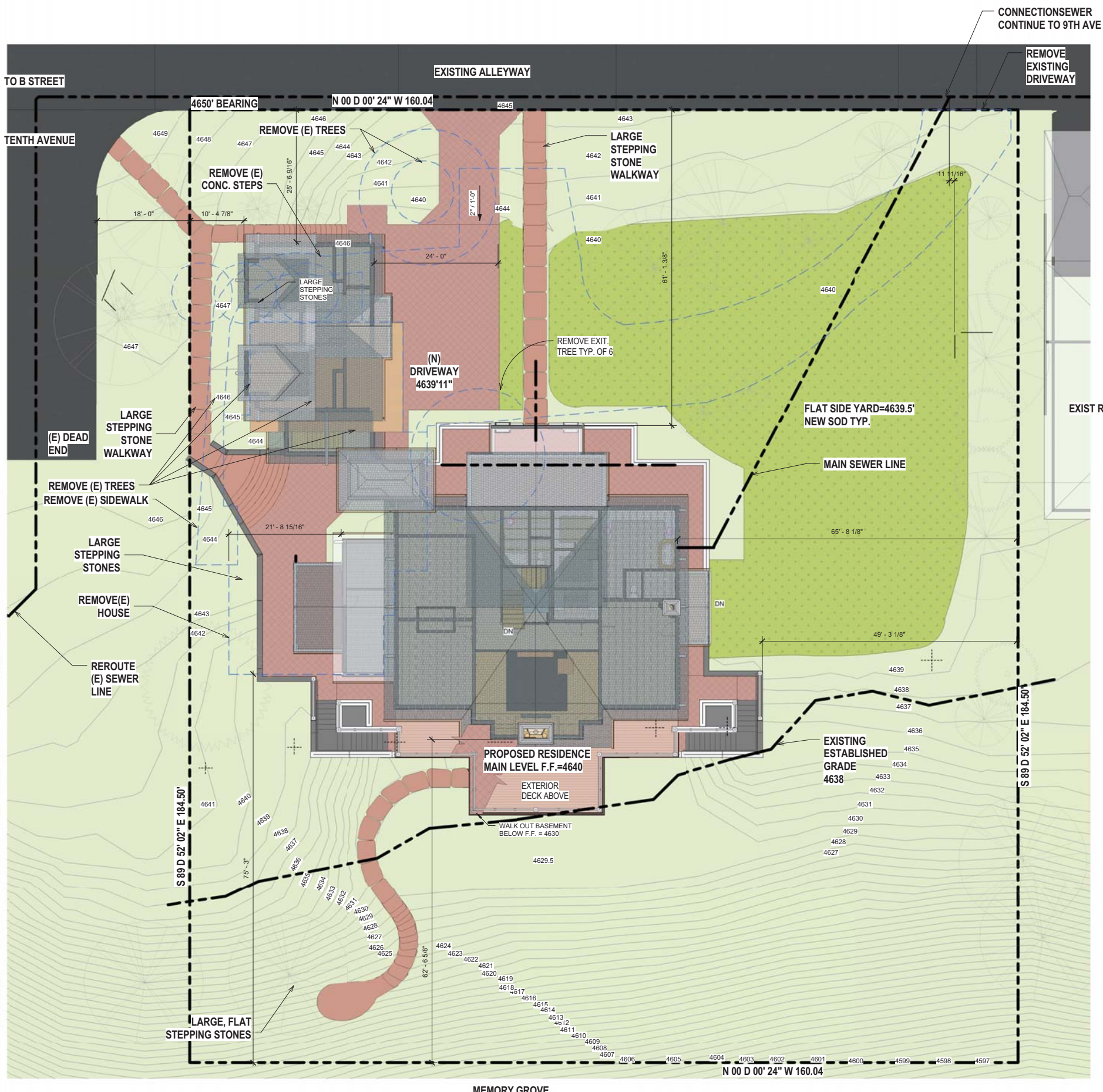
214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

ARCHITECTURAL SITE PLAN

AS101



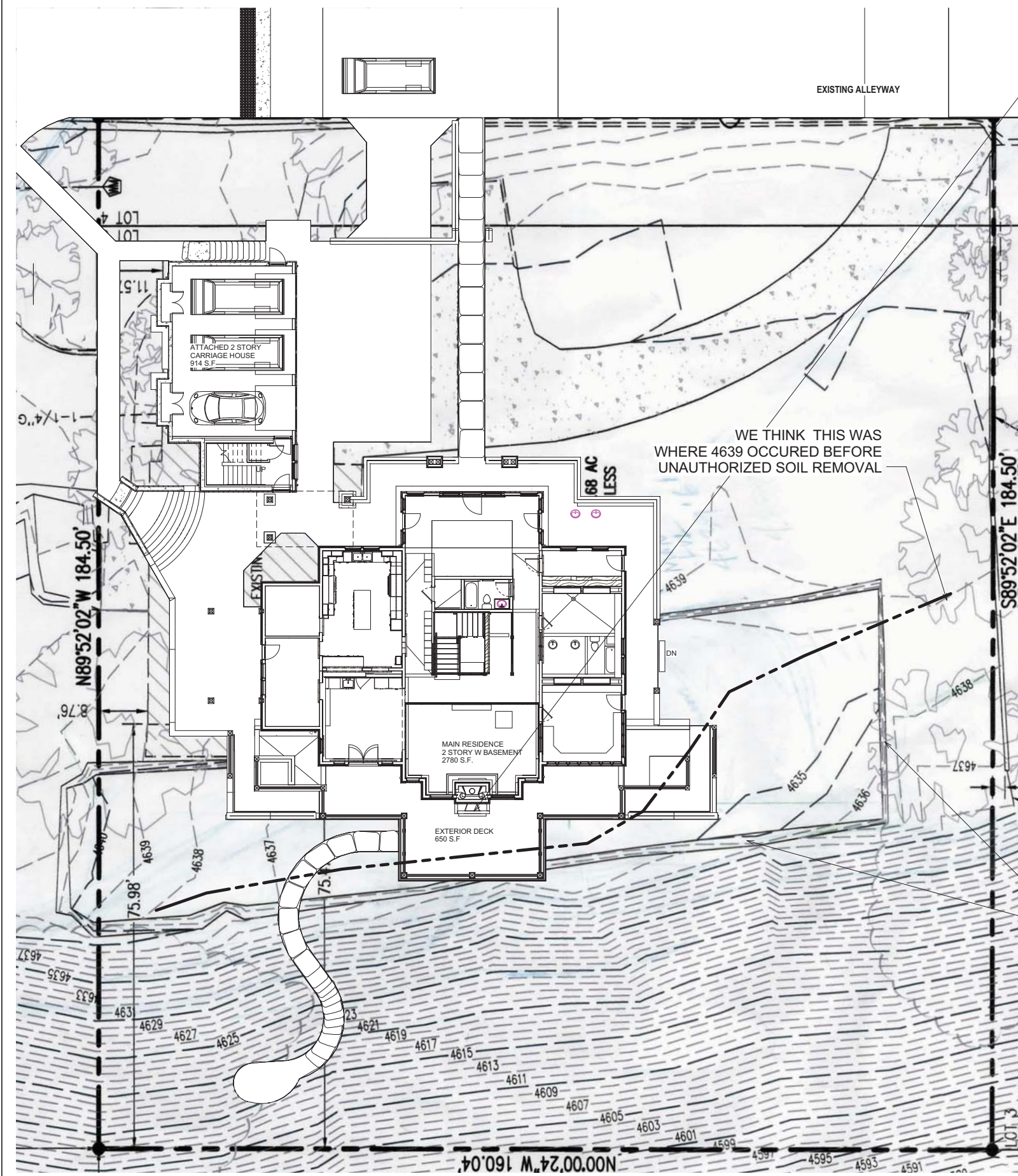
EXISTING SETBACK LINE ALONG 10TH AVENUE FOR VISUALIZATION PURPOSES

NEW HOUSE 3' FURTHER BACK
SETBACK LINE OF EXISTING HOUSE TO BE DEMOLISHED AND ADJACENT HOME TO THE EAST

1 SITE PLAN
AS101

C:\Users\merrill\Documents\merrill_12212015_home_milestone.rvt
14/2016 12:31:22 PM

C:\Users\merrill\Documents\merrill 122 1015 home_mh\merrill.rvt
12/24/2015 12:32:46 PM



POINT OF LOWEST EXISTING GRADE TO TOP OF HIGHEST ROOF. HEIGHT TO BE MEASURED FROM 4639 ELEVATION.

SITE CALCULATIONS
 29,440 S.F. LOT SIZE
 2780 + 914 = 3694 S.F. TOTAL BUILDING FOOTPRINT
 (EXISTING HOUSE= 2487 S.F FOOTPRINT)
 NEW HOUSE BUILDING FOOTPRINT UTILIZES 13% OF 29440 S.F. LOT



THE RECTALINEAR CONTOURS SHOWS AREA WHERE A 4' DEEP PIT WAS EXCAVATED AND REMOVED BY PREVIOUS OWNER AFTER THE PROPERTY WAS BOUGHT BY DAVID MERRILL. SOIL REMOVAL WAS DONE WITHOUT DAVID MERRILLS CONSENT, WITNESSED BY NEIGHBORS AND REPORTED TO CITY.

GOOGLE EARTH ABOVE IMAGE SHOWS PROPERTY BEFORE UNAUTHORIZED SOIL REMOVAL. IMAGE SHOWS BACK YARD AS FLAT. WE BELIEVE THAT THE FLAT AREA SHOULD BE CONSIDERED EXISTING CONTOUR 4639.

PROPOSED FOOTPRINT ON EXISTING SITE SURVEY
 1 AS000
 1" = 10'-0"



ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com

Issue Date
 Project Status
 NOT FOR CONSTRUCTION
 ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE
 214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

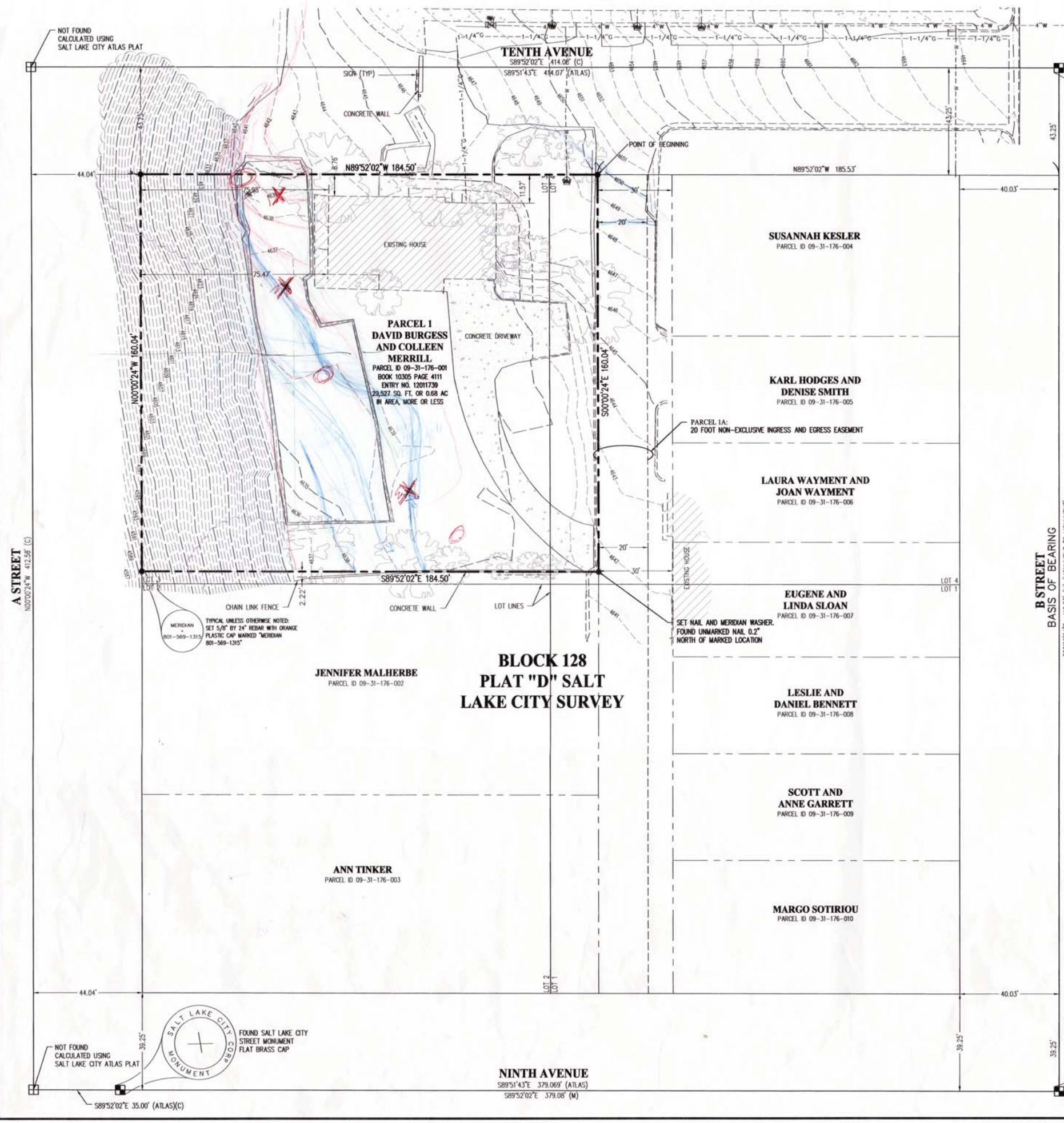
DAVID & COLLEEN MERRILL
 1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

EXISTING SITE SURVEY

AS000





B STREET
BASIS OF BEARING
S00°00'24"E 412.58' (N) MONUMENT TO MONUMENT
S00°00'24"E 412.50' (ATLAS)



SURVEYOR'S CERTIFICATE
I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4038744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE MAINTAINED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.



MICHAEL W. NADEAU
PLS NO. 4938744

SURVEYOR'S NARRATIVE
IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL DESCRIBED HEREON AS REQUESTED BY DAVID AND COLLEEN MERRILL. THE BASIS OF BEARING FOR THIS SURVEY IS S00°00'24"E ALONG THE MONUMENT LINE BETWEEN THE TWO FOUND STREET MONUMENTS IN B STREET AT 10TH AVENUE AND 9TH AVENUE. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED ON APRIL 6, 2015.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION ARE REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION, AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

1. SALT LAKE CITY ATLAS PLAT "D".
2. VESTING DEED: ENTRY NO. 1201739 IN BOOK 10305 AT PAGE 4111.
3. ALL ADJACENT DEEDS SHOWN HEREON.
4. ORDER NUMBER: 5-087916 FIRST AMERICAN TITLE.

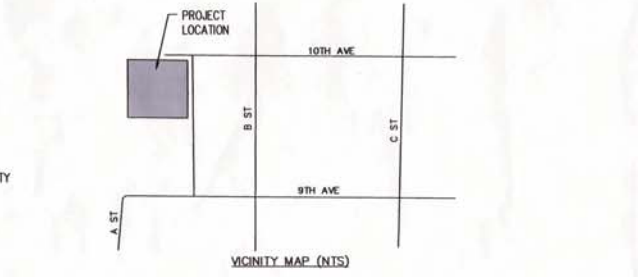
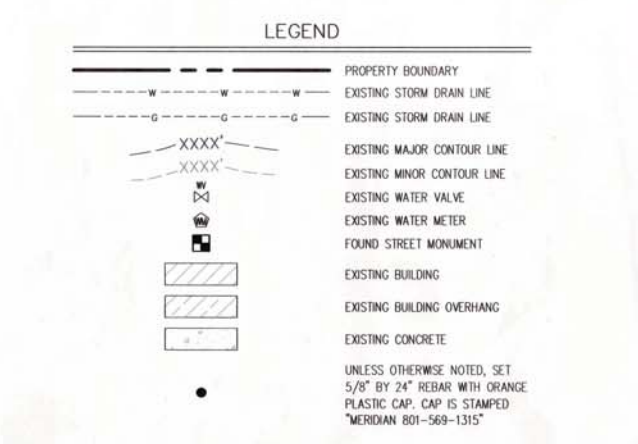
RECORD DESCRIPTION
PER TITLE REPORT - ORDER NUMBER: 5-087916 FIRST AMERICAN TITLE (VERBATIM)

PARCEL 1:
BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 128, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 150 FEET; THENCE EAST 184.5 FEET; THENCE NORTH 150 FEET; THENCE WEST 184.5 FEET TO THE PLACE OF BEGINNING.

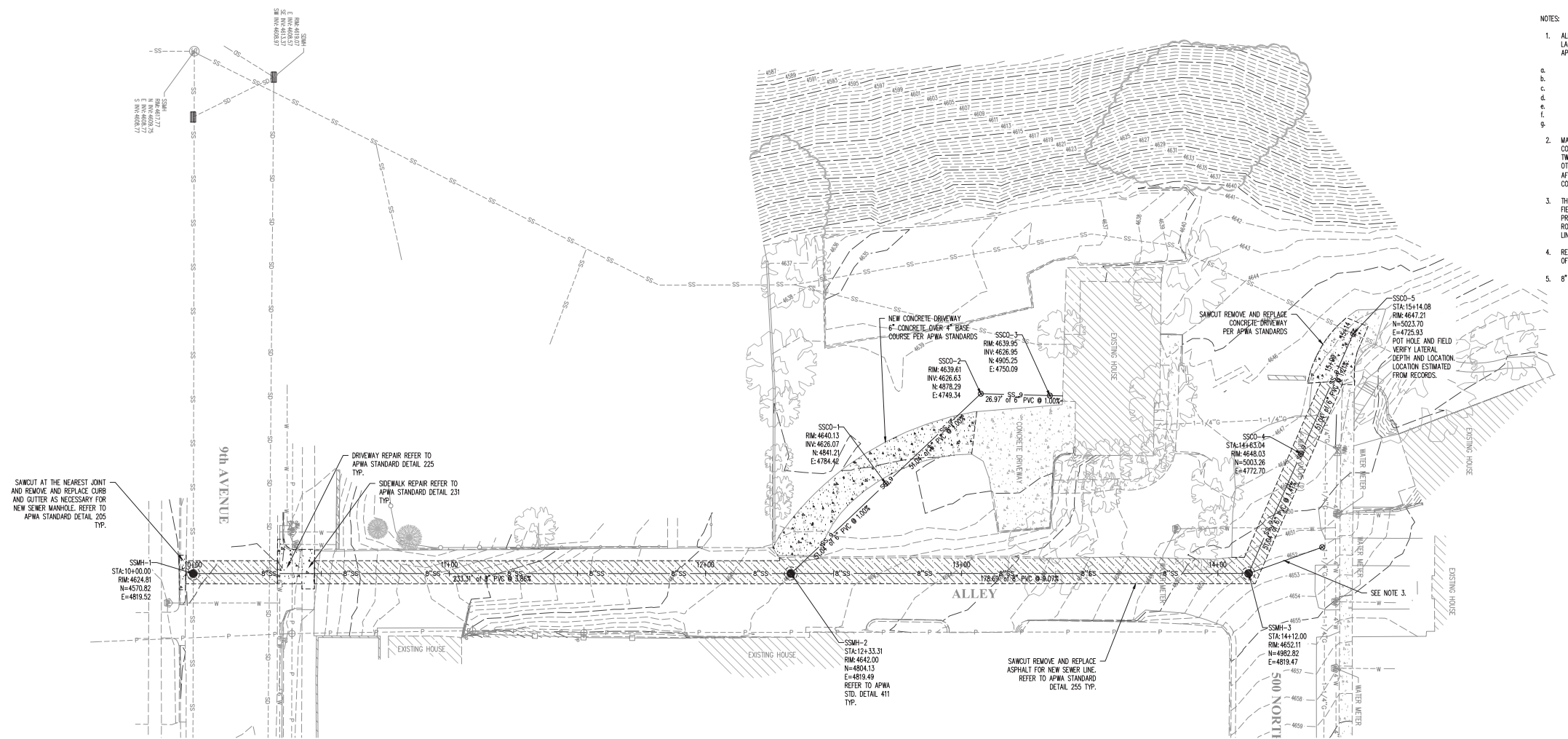
PARCEL 1A:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, APPURTENANT TO PARCEL 1, OVER THE FOLLOWING DESCRIBED AREA:
BEGINNING AT A POINT 184.5 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE EAST 20 FEET; THENCE SOUTH 330 FEET; THENCE WEST 20 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING.

- SURVEY NOTES**
- ▷ EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
 - ▷ THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
 - ▷ THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
 - ▷ LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
 - ▷ THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ▷ UNLESS OTHERWISE SHOWN, THE OWNERSHIP OF ROADS IS NOT KNOWN TO THE SURVEYOR.
 - ▷ THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF IMPLIED.
 - ▷ THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES, VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
 - ▷ ELEVATIONS, SIZES, TYPES AND CONDITIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN ON THIS PLAT ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCY OR CONTROLLING PARTY BEFORE DESIGN OR CONSTRUCTION.
 - ▷ ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - ▷ UNLESS OTHERWISE SHOWN, NO ATTEMPT HAS BEEN MADE AS PART OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO DISCLOSE THE LOCATIONS, SIZE, TYPE OR CONDITION OF ANY TREE, HEDGE, GROUND COVER, LAWN, PLANTINGS OR ANY OTHER LANDSCAPING OR SPRAWLER HEADS, PIPES OR ANY APPURTENANT PARTS THEREOF. ADDITIONAL LANDSCAPING OR IRRIGATION FACILITIES MAY EXIST.

(C) BEARING AND DISTANCE DATA CALCULATED FROM ACTUAL FIELD MEASUREMENTS COUPLED WITH RECORD DATA
(M) BEARING AND DISTANCES DATA TAKEN FROM ACTUAL FIELD MEASUREMENTS.
(ATLAS) BEARING AND DISTANCES DATA FROM SALT LAKE CITY ATLAS PLATS.



COPYRIGHT ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM WITHOUT THE WRITTEN PERMISSION OF MERIDIAN ENGINEERING, INC.	DRAWN	MWB	SURVEYED	DH	CHECKED	MWN	DATE	05-MAY-2015	NO.	NO.	BY	DATE
	<p>DAVID AND COLLEEN MERRILL 1486 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84105</p> <p>RECORD OF SURVEY 214 EAST TENTH AVENUE SALT LAKE CITY, UTAH SITUATE IN THE NW 1/4 OF SEC. 31, T1N, R1E, S1B & M AND IN BLOCK 128, PLAT D, SALT LAKE CITY SURVEY</p> <p>COMP. FILE 15034-ROS</p> <p>PROJECT NO. 15034</p> <p>SHEET NO. 1 OF 1</p>											



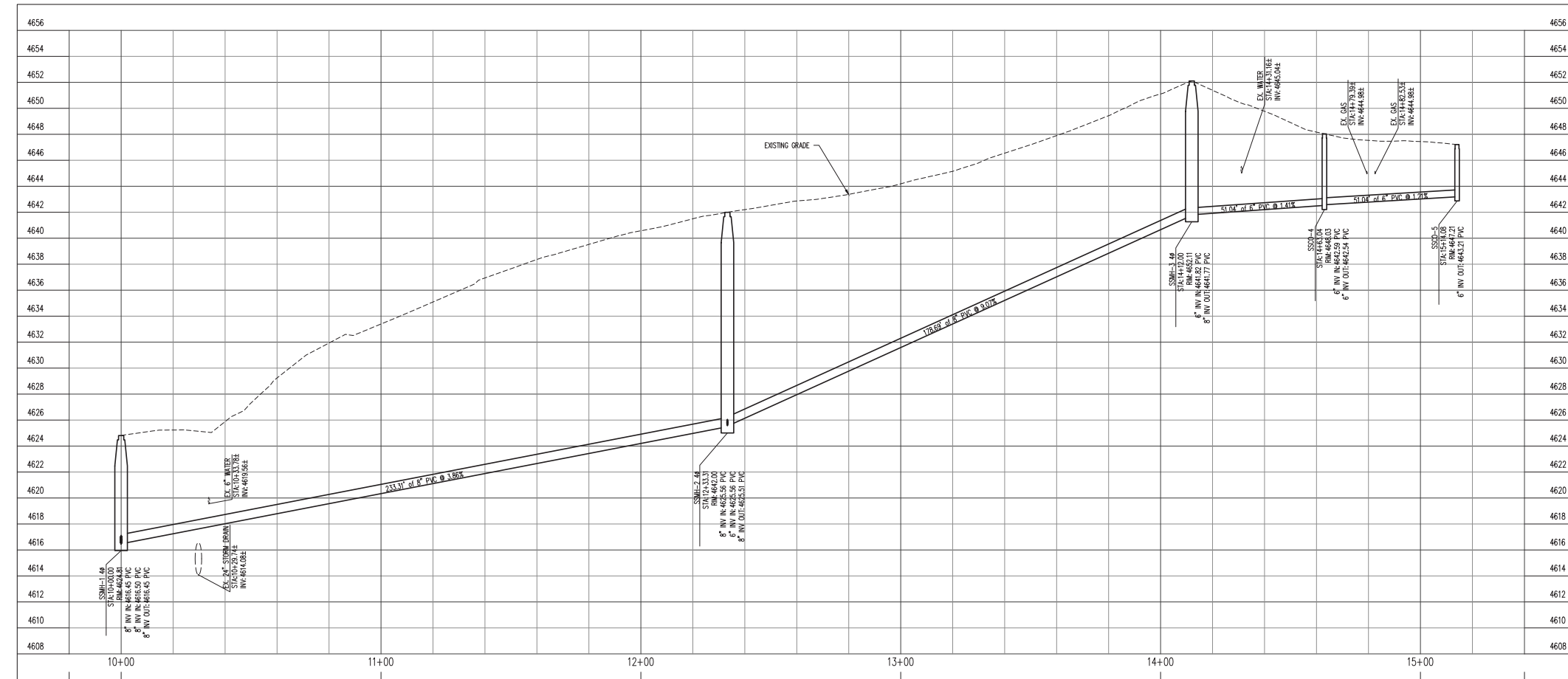
- NOTES:
- ALL WORK IN THE PUBLIC STREETS AND ALLEY SHALL CONFORM TO APWA AND SALT LAKE CITY STANDARD DETAILS AND SPECIFICATIONS. THE FOLLOWING APWA DETAILS APPLY.
 - CURB AND GUTTER REPAIR - APWA PLAN # 205 TYPE A.
 - DRIVEWAY REPAIR - APWA PLAN #225 AND #226.
 - SIDEWALK REPAIR - APWA PLAN #231 (MATCH EXISTING SIDEWALK WIDTH).
 - PAVEMENT REPAIR - APWA PLAN #255 (DEEP EXCAVATION).
 - TRENCH BACKFILL AND PIPE ZONE - APWA PLAN #381 AND 382.
 - SEWER MANHOLE AND COVER - APWA PLAN #407 AND 411.
 - SEWER C.O. - APWA PLAN #431 AND LATERAL PIPE.
 - MAINTAIN TRAFFIC IN ALLEY AND PUBLIC STREETS AT ALL TIMES DURING CONSTRUCTION. PROVIDE ONE WAY TRAFFIC MINIMUM DURING WORKING HOURS AND TWO WAY TRAFFIC DURING NON WORKING HOURS. PROVIDE TRAFFIC PLATES OR OTHER MEANS TO PROVIDE PROPERTY ACCESS TO ADJOINING PROPERTIES TO THE AFFECTED STREETS AND ALLEYS AFFECTED BY THE NEW SEWER LINE CONSTRUCTION.
 - THE SEWER CONNECTION FROM THE NOTED PROPERTY IS UNKNOWN. POT HOLE AND FIELD VERIFY SERVICE LINE CONNECTION TO EXISTING SEWER WEST OF THE PROPERTY. IF SO, RECONNECT TO SSM#-3. IF NOT THE LEAVE CONNECTED TO LINE ROUTING EASTWARD. COMPLETE PAVEMENT REPAIR ON SERVICE LINE IF THE NEW LINE IS NECESSARY FOR SEWER SERVICE.
 - RETAIN AND PROTECT ALL EXISTING UTILITIES POT HOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO NEW PIPE INSTALLATION.
 - 8" AND 6" PVC (SDR 35) PIPE TO MEET SALT LAKE CITY AND APWA STANDARDS.

NO.	DATE	BY	REVISIONS

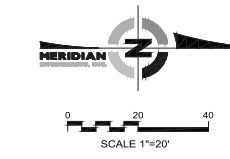
DAVID AND COLLEEN MERRILL
 1486 SOUTH 1100 EAST
 SALT LAKE CITY, UTAH

MERRILL PROPERTY
 SANITARY SEWER RELOCATION
 SITE PLAN AND SEWER PLAN AND PROFILE

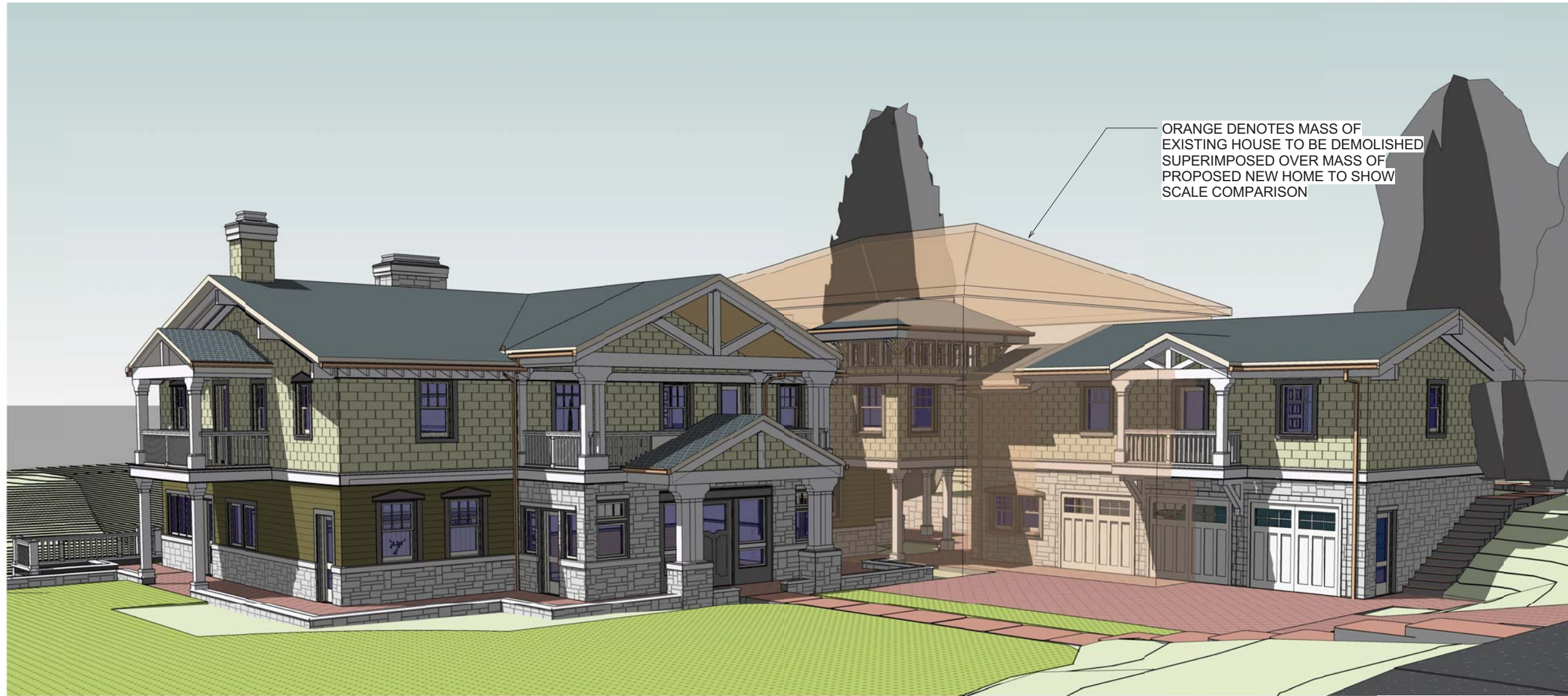
COMP. FILE
 22x34P&P
 PROJECT NO.
 15034
 SHEET NO.
 CU-300



SS-1 SEWERLINE PROFILE



ATTACHMENT C: Building Elevations



VIEW LOOKING NORTHWEST FROM ALLEYWAY

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com

NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

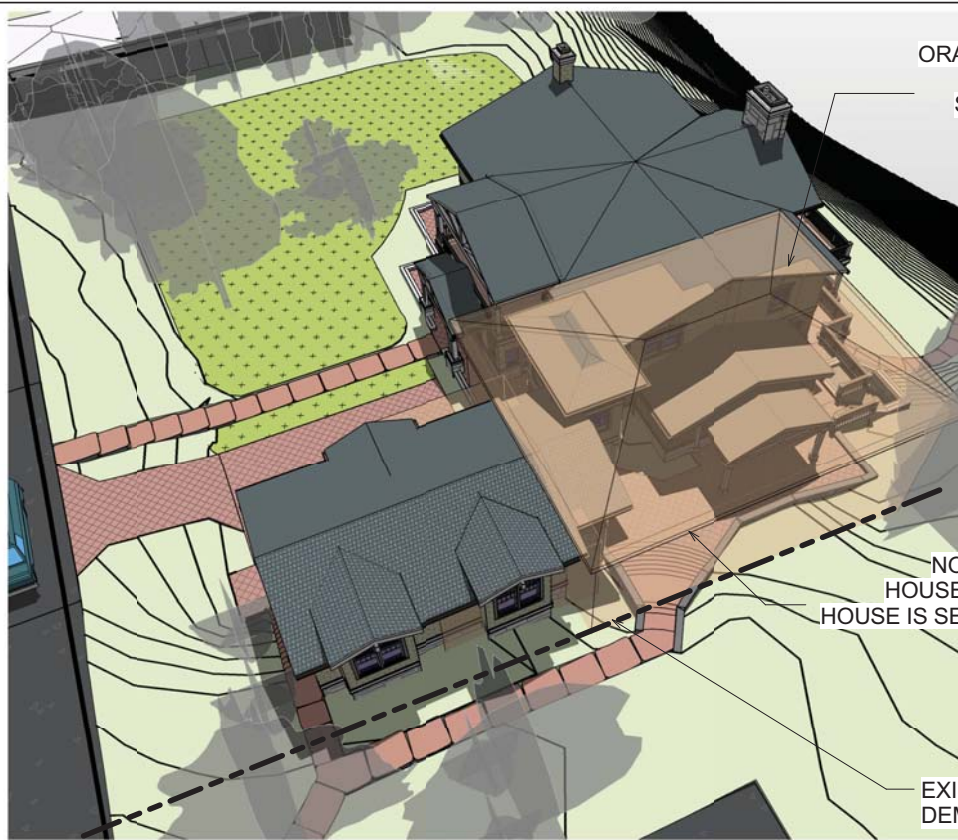
1354 S. AMBASSADOR WAY
1354 S. AMBASSADOR WAY
SLC, UTAH

Issue Date	Project Status

PROJECT NUMBER: B15- FILE NAME: filename.rvt
DRAWN BY: Author CHECKED BY: Checker

COVER SHEET

G1000

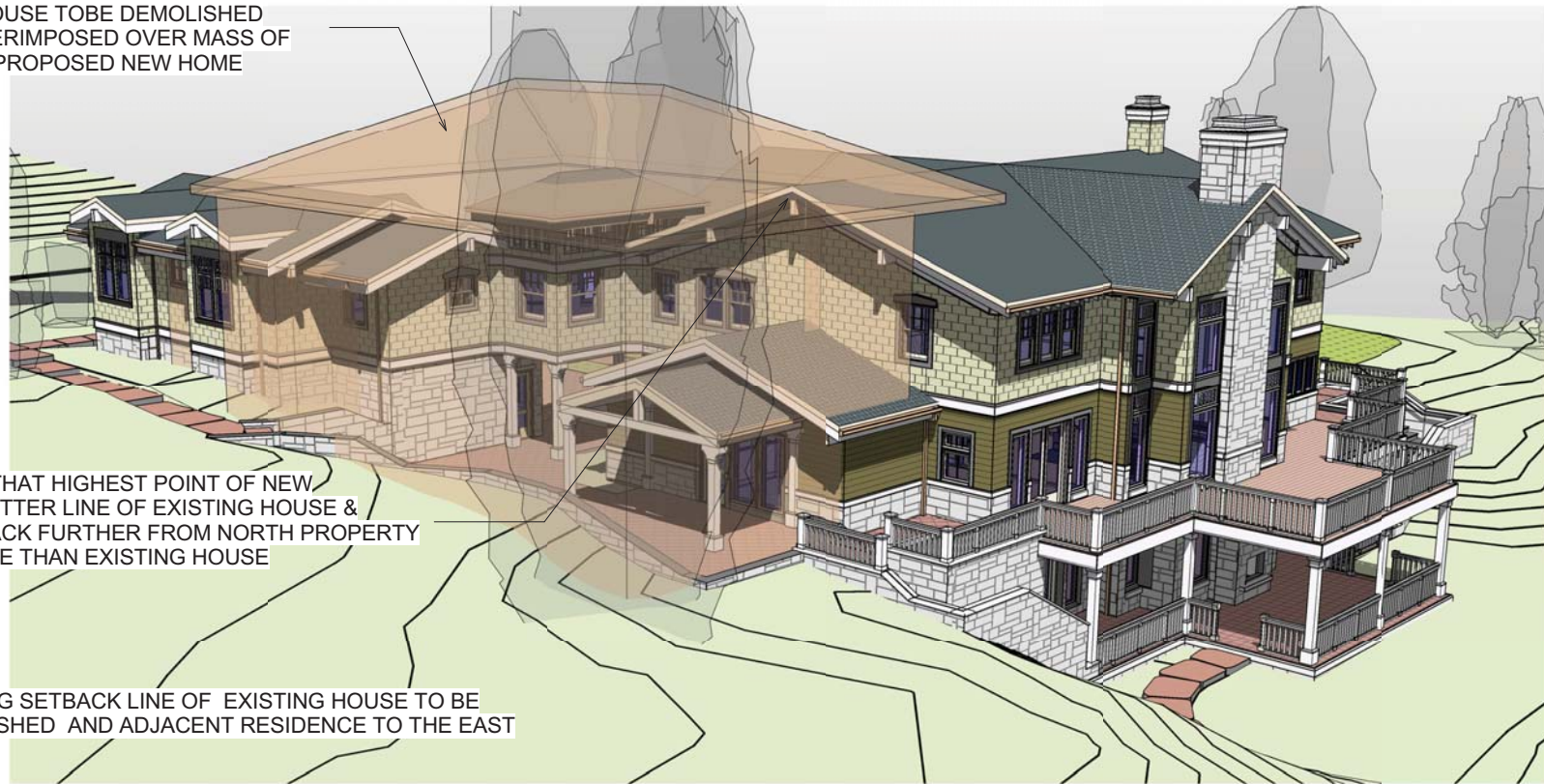


ORANGE DENOTES MASS OF EXISTING HOUSE TO BE DEMOLISHED SUPERIMPOSED OVER MASS OF PROPOSED NEW HOME

NOTE THAT HIGHEST POINT OF NEW HOUSE=GUTTER LINE OF EXISTING HOUSE & HOUSE IS SET BACK FURTHER FROM NORTH PROPERTY LINE THAN EXISTING HOUSE

EXISTING SETBACK LINE OF EXISTING HOUSE TO BE DEMOLISHED AND ADJACENT RESIDENCE TO THE EAST

7
 AE204
 AERIAL VIEW LOOKING TO SOUTHWEST



6
 AE204
 PERSPECTIVE VIEW LOOKING TO SOUTHEAST



29'-6" FROM TOP OF ROOF MEASURED FROM ESTABLISHED GRADE 4639'

EXPOSED FACES OF RETAINING WALLS NOT TO EXCEED 4'-0" ABOVE FINISHED GRADE

4
 AE204
 PERSPECTIVE VIEW LOOKING TO NORTHEAST



MASS OF EXISTING HOUSE TO BE DEMOLISHED SUPERIMPOSED OVER MASS OF PROPOSED NEW HOUSE

1
 AE204
 VIEW LOOKING WEST

NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

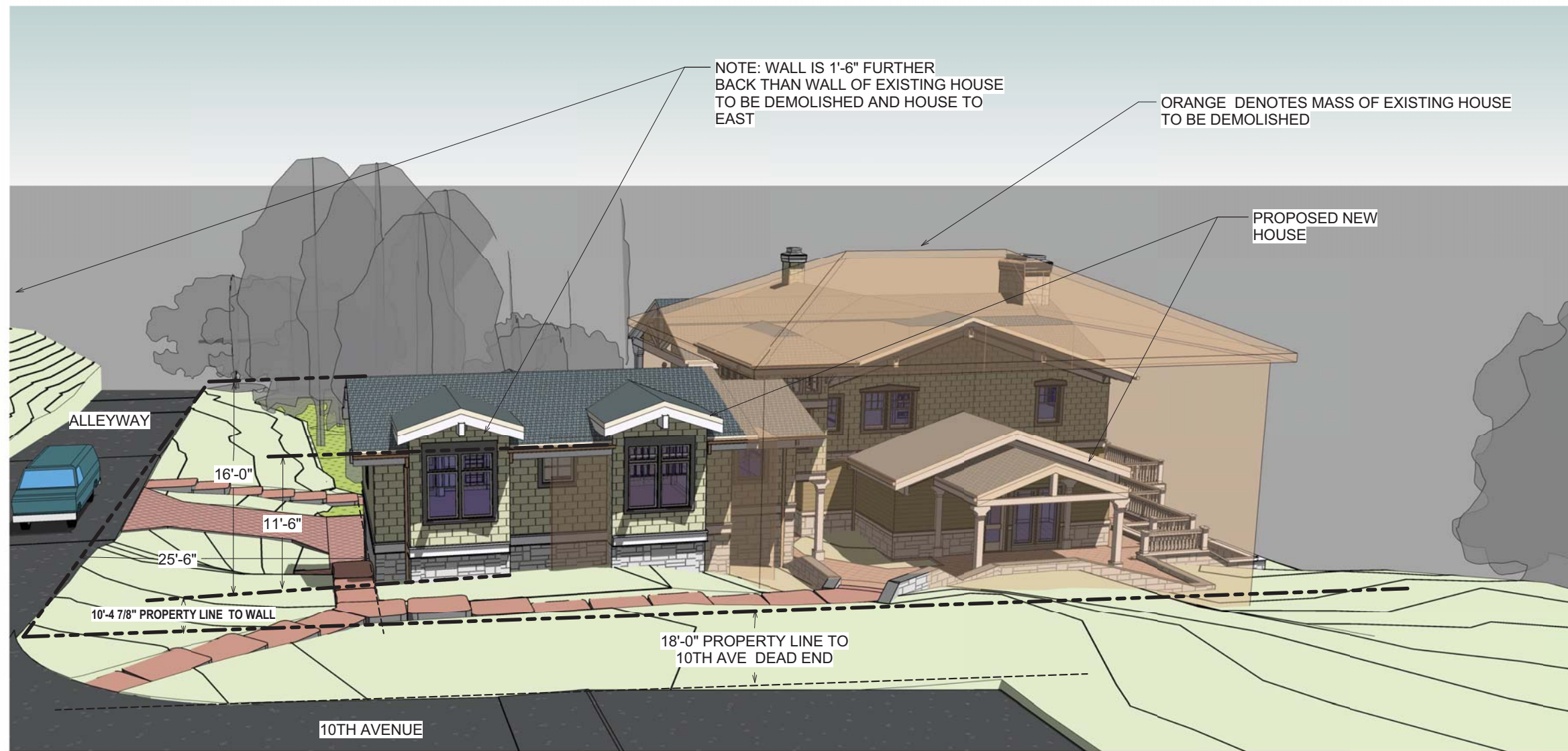
△	
△	
△	
△	
CD	
DD	

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

SELECTED 3D VIEWS FOR REFERENCE ONLY



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com



VIEW LOOKING SOUTH FROM 10 AVE DEAD
END & EXISTING ALLEYWAY

1
AE205

ARCHITECT-ENGINEER STAMP

**DAVID & COLLEEN MERRILL
RESIDENCE**

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

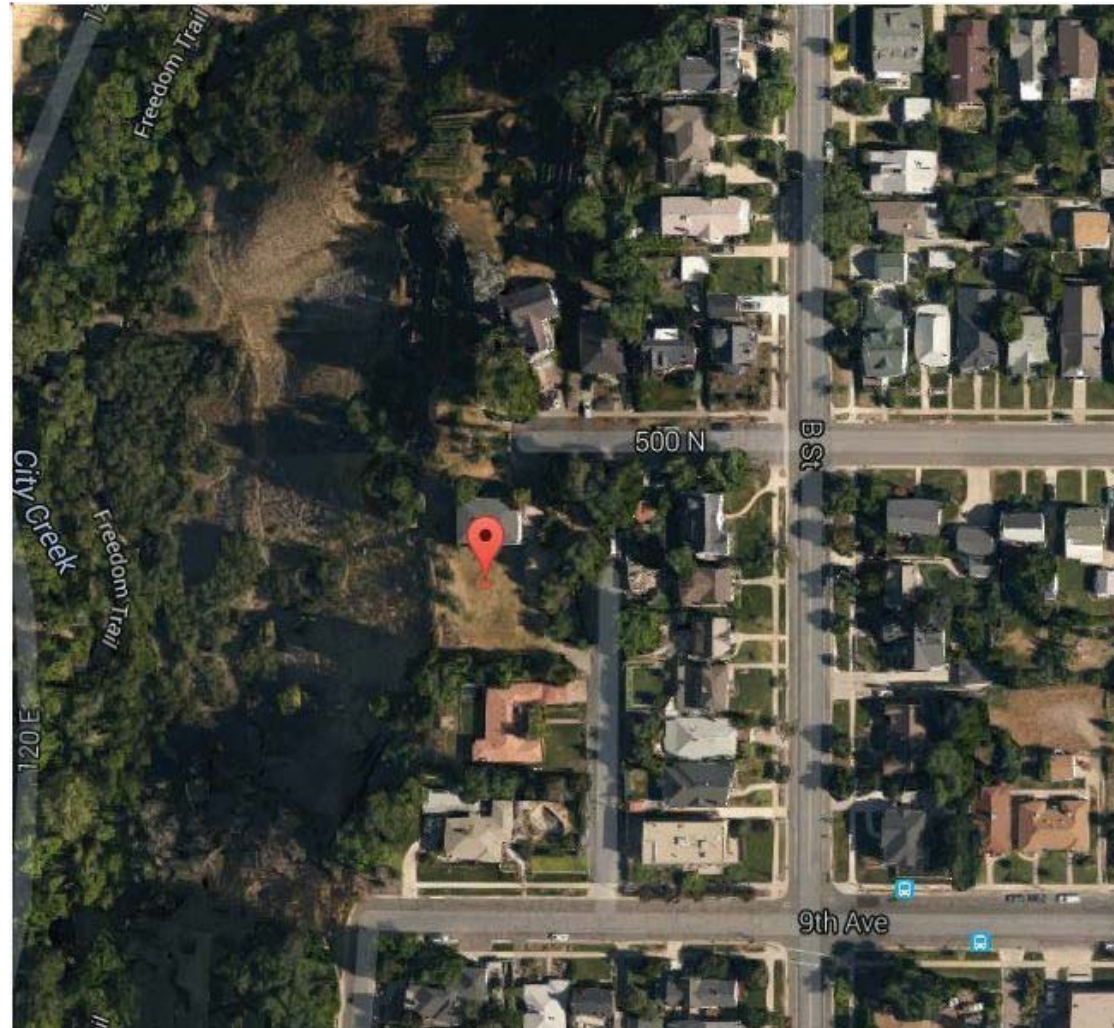
1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

▲		
▲		
▲		
▲		
▲		
CD		
DD		

PROJECT NUMBER: B15- FILE NAME: filename.rvt
DRAWN BY: Author CHECKED BY: Checker

ADDITIONAL SELECTED
VIEWS FOR REFERENCE
ONLY

AE205



VICINITY MAP



ENLARGED VICINITY MAP

PROJECT INFORMATION

SUMMARY:
OWNER: DAVID B & COLLEEN A MERRILL
ADDRESS: 214 E TENTH AVE.
TOTAL ACREAGE: .68 ACRES
PARCEL NUMBER: 09311760010000

LEGAL DESCRIPTION:
 BEG AT NW COR LOT 3 BLK 128 PLAT D SLC SUR S 160 FT E 184.5 FT N 160 FT W 184.5 FT TO BEG 4718-0296 5995-0275 10254-324810254-3252

NEW 2 STORY SINGLE FAMILY HOME

MAIN LEVEL: 3,552 S.F.
UPPER LEVEL: 3,169 S.F.
BASEMENT: 2,157 S.F.
8,878 S.F. TOTAL

ZONING DISTRICT SR-1A

Legal Description:
 BEG AT NW COR LOT 3 BLK 128 PLAT D SLC SUR S 160 FT E 184.5 FT N 160 FT W 184.5 FT TO BEG 4718-0296 5995-0275 10254-324810254-3252

APPLICABLE CODES:
 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH UTAH STATE AMMENDMENTS
 2012 IECC ENERGY CODE
 2009 IEBC
 2011 NEC
 2009 ANSI A117.1 ACCESSIBILITY CODE & SLC TITLE 21 ZONING ORDINANCE

CONSTRUCTION TYPE: R-, V-B



SHEET INDEX	
Sheet Number	Sheet Name

GI000	COVER SHEET
GI001	GENERAL INFORMATION, CODE ANALYSIS, SHEET INDEX

C1	EXISTING SITE PLAN
----	--------------------

AS000	EXISTING SITE SURVEY
AS001	SEWER RELOCATION
AS101	ARCHITECTURAL SITE PLAN
AS102	SITE SECTIONS

AE101	MAIN & BASEMENT LEVEL FLOOR PLANS
AE102	UPPER LEVEL FLOOR PLAN & ROOF PLAN
AE103	MAIN & BSMNT LEVEL WALL FRAMING PLANS
AE103A	BASEMENT & MAIN LEVEL SLAB PLAN
AE104	UPPER LEVEL FRAMING PLAN
AE104A	UPPER LEVEL FLOOR DIAPHRAM PLAN
AE105	WALL FLOOR CEILING ROOF TYPES
AE105A	ROOF CEILING TYPES (CONT)
AE111	BASEMENT & MAIN LEVEL REFLECTED CEILING PLAN
AE112	UPPER LEVEL REFLECTED CEILING PLAN
AE201	EXTERIOR ELEVATIONS

SHEET INDEX	
Sheet Number	Sheet Name

AE202	EXTERIOR ELEVATIONS
AE203	EXTERIOR ELEVATIONS
AE204	SELECTED 3D VIEWS FOR REFERENCE ONLY
AE205	ADDITIONAL SELECTED VIEWS FOR REFERENCE ONLY



ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

GENERAL INFORMATION, CODE ANALYSIS, SHEET INDEX

GI001



HIGHEST POINT OF PROPOSED MERRILL RESIDENCE 29'-6"

17'-0"

39'-6"

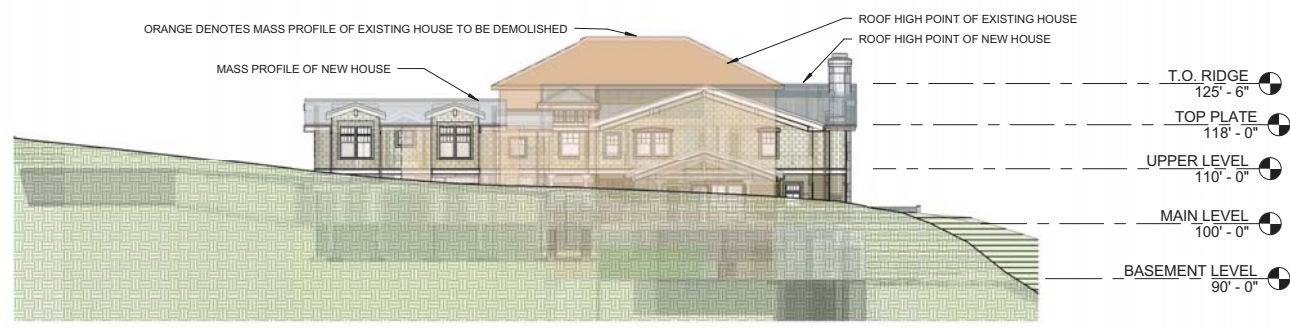
41'-6"

33'-0"

37'-0"

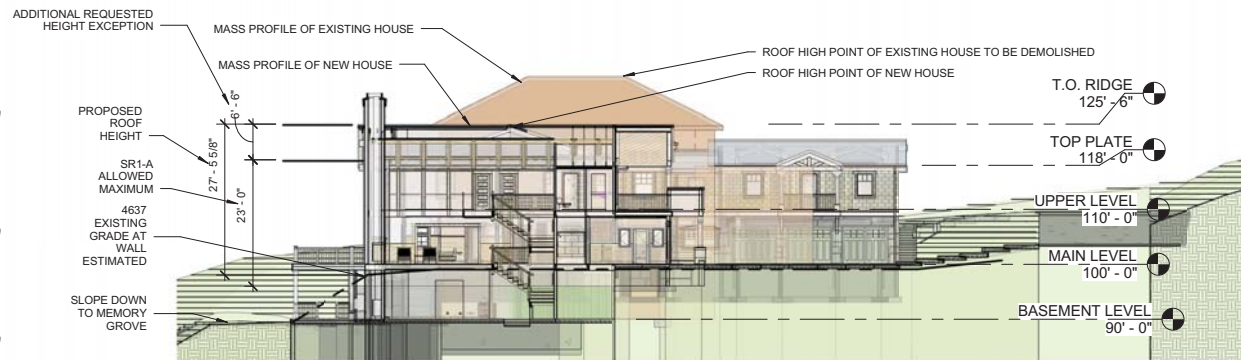
43'-0"

EXISTING BUILDING HEIGHTS OF BLOCK FROM 9TH AVENUE TO 10TH AVENUE AND B STREET TO LIP OF MEMORY GROVE. AVERAGE HEIGHT = 31'-6"



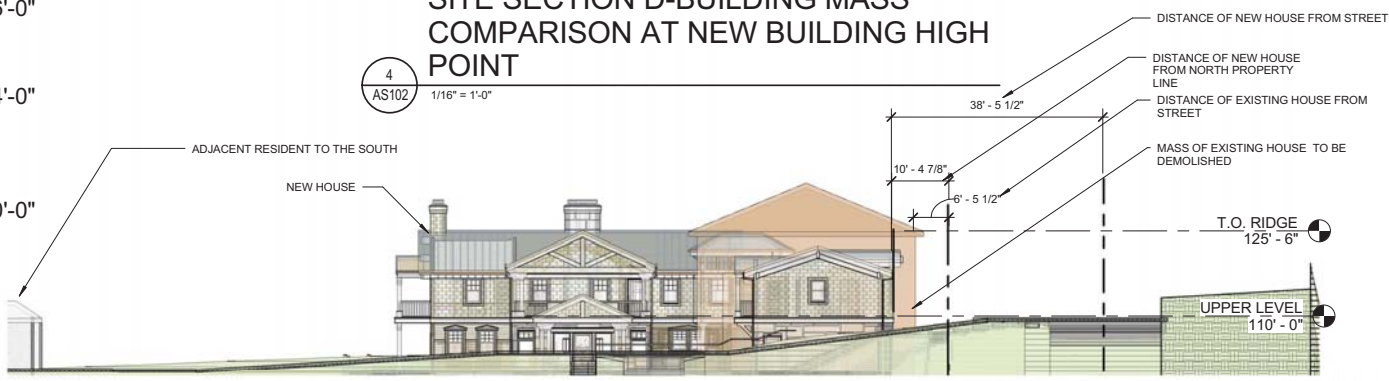
SITE SECTION E-BUILDING MASS COMPARISON FROM 10TH AVE.

5 AS102 1/16" = 1'-0"



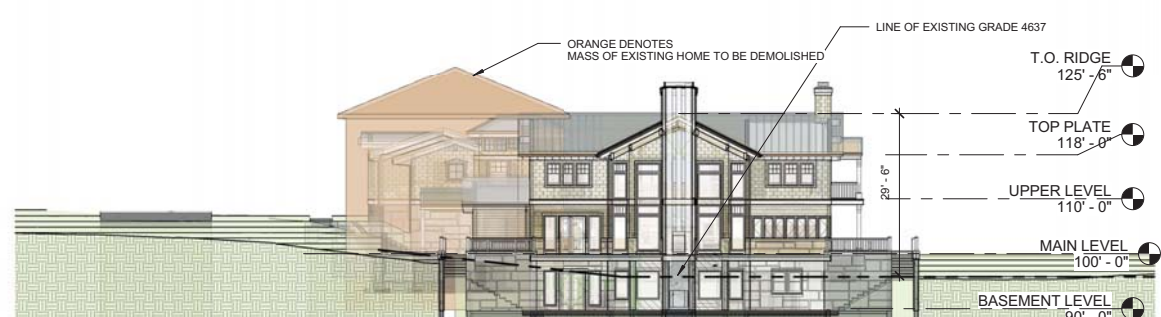
SITE SECTION D-BUILDING MASS COMPARISON AT NEW BUILDING HIGH POINT

4 AS102 1/16" = 1'-0"



SITE SECTION C-BUILDING MASS COMPARISON FROM ALLEYWAY

3 AS102 1/16" = 1'-0"



SITE SECTION A-BUILDING MASS COMPARISON FROM MEMORY GROVE

1 AS102 1/16" = 1'-0"

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE
214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL
1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

Issue	Date	Project Status
DD		
CD		

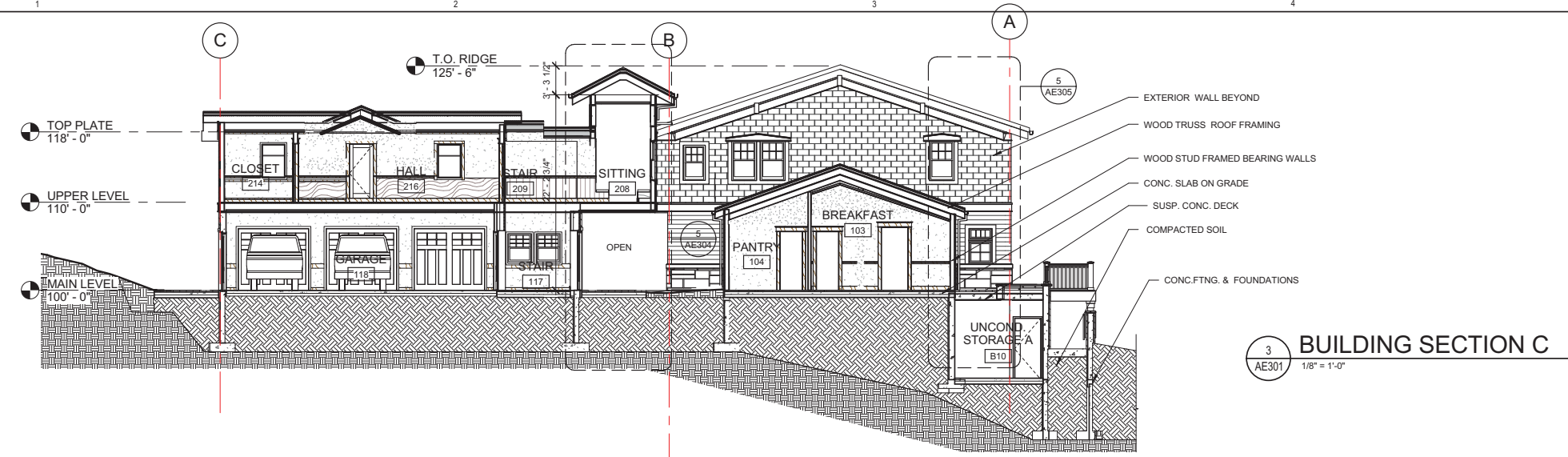
PROJECT NUMBER: B15- FILE NAME: filename.rvt
DRAWN BY: Author CHECKED BY: Checker

SITE SECTIONS

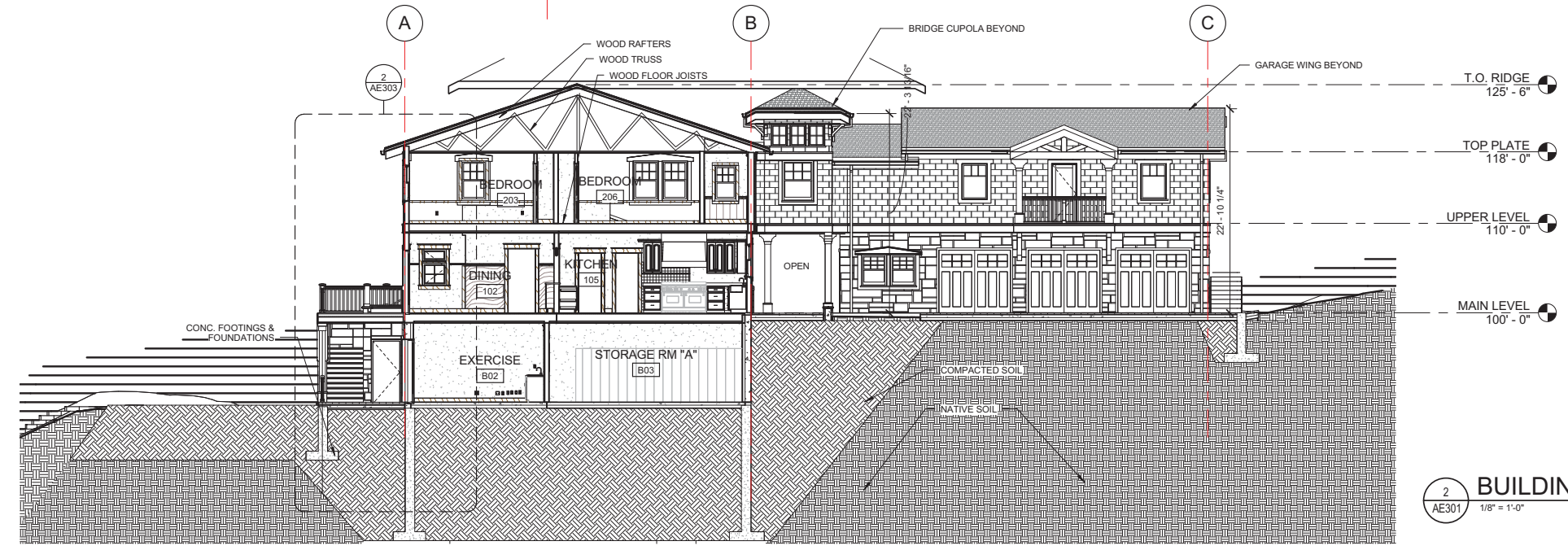
AS102



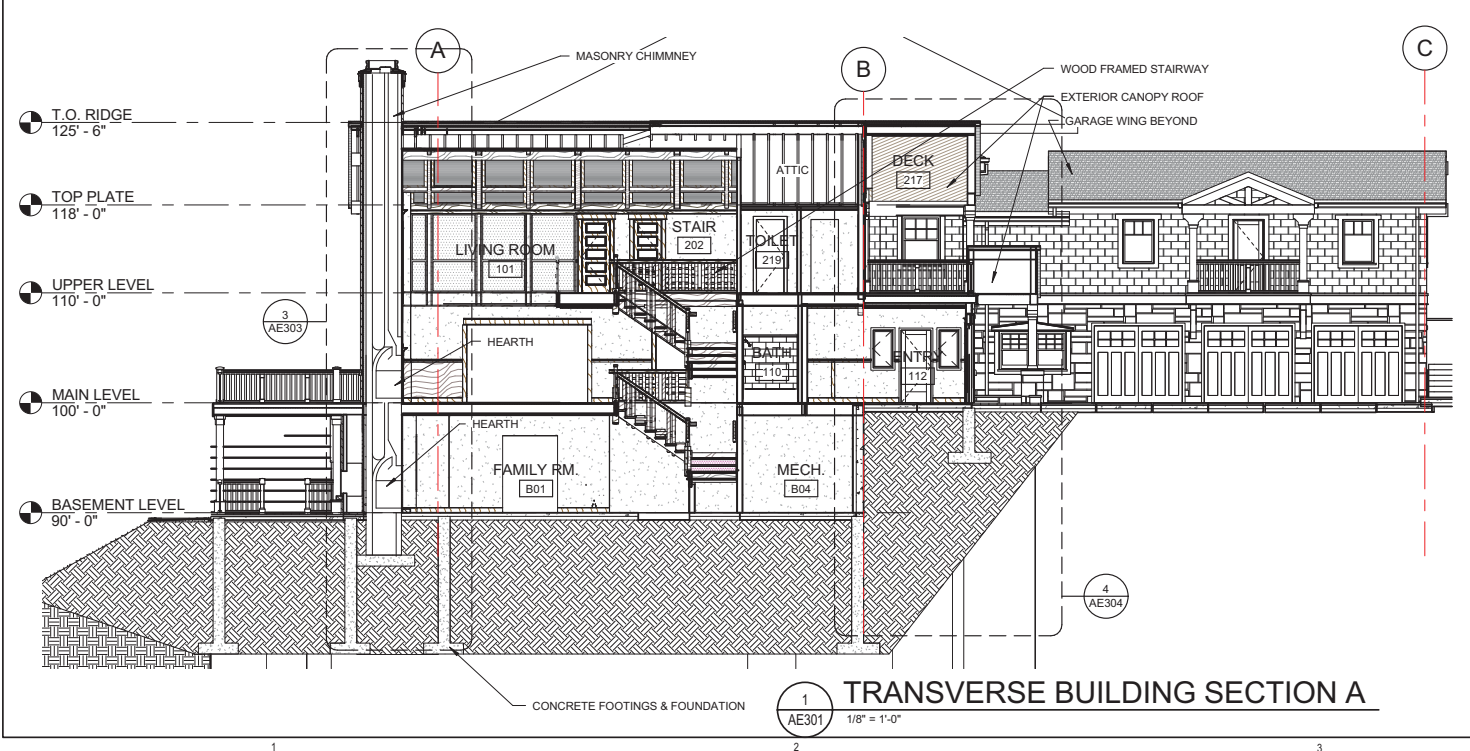
ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com



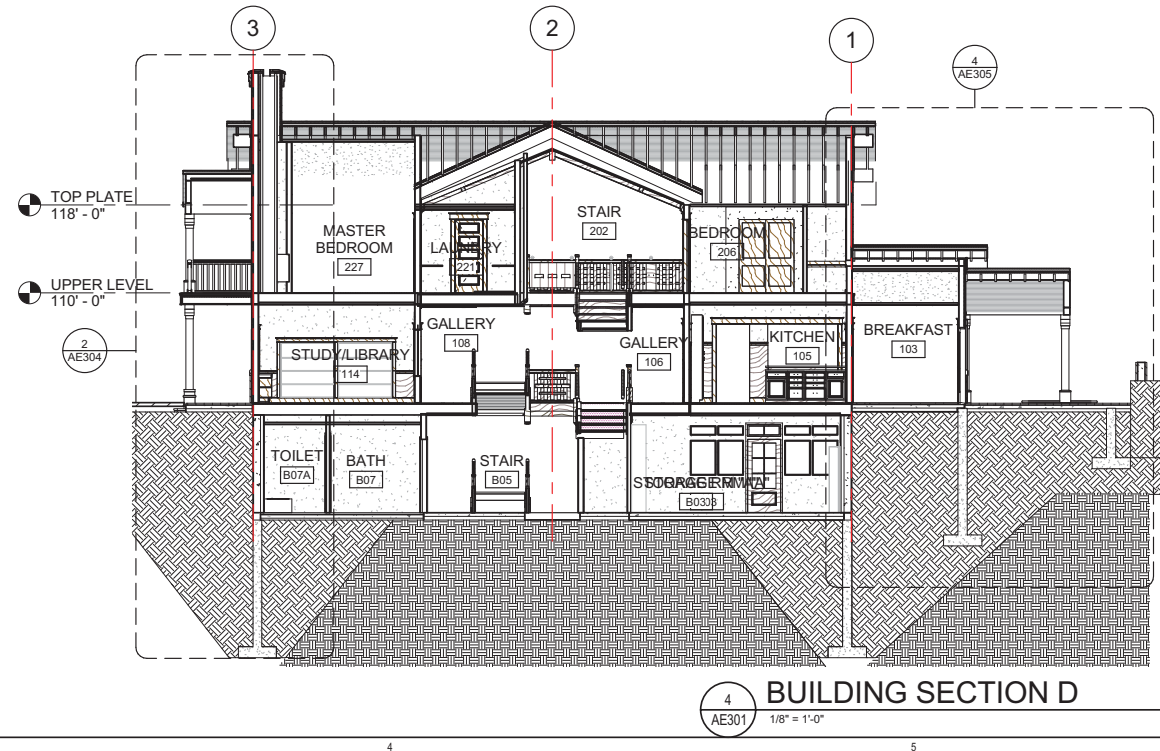
3 BUILDING SECTION C
 AE301 1/8" = 1'-0"



2 BUILDING SECTION B
 AE301 1/8" = 1'-0"



1 TRANSVERSE BUILDING SECTION A
 AE301 1/8" = 1'-0"



4 BUILDING SECTION D
 AE301 1/8" = 1'-0"

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

BUILDING SECTIONS

AE301



ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

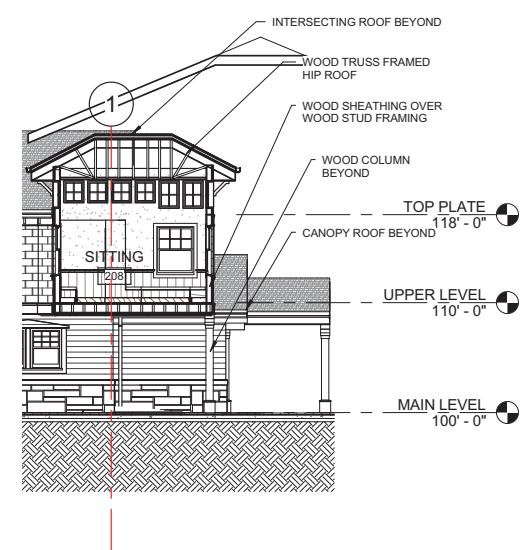
DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

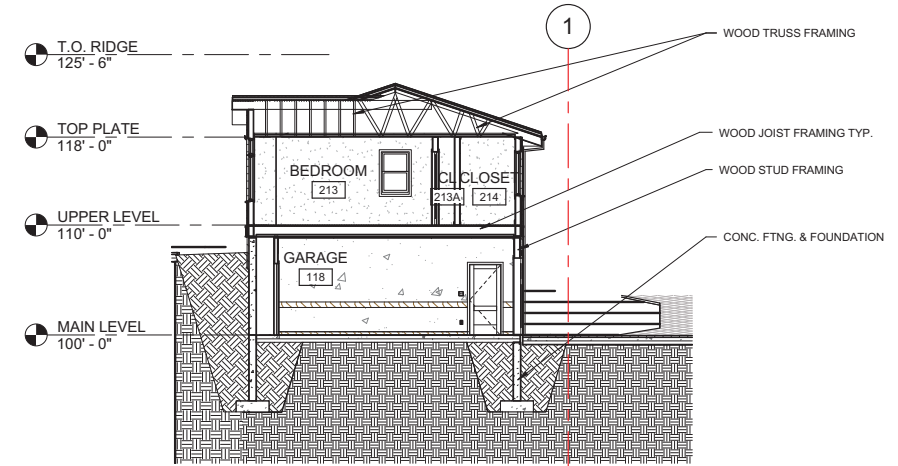
Issue	Date	Project Status
AA		
AB		
AC		
AD		
AE		
AF		
AG		
AH		
AI		
Project Number: B15-	File Name: filename.rvt	
Drawn By: Author	Checked By: Checker	

BUILDING SECTIONS

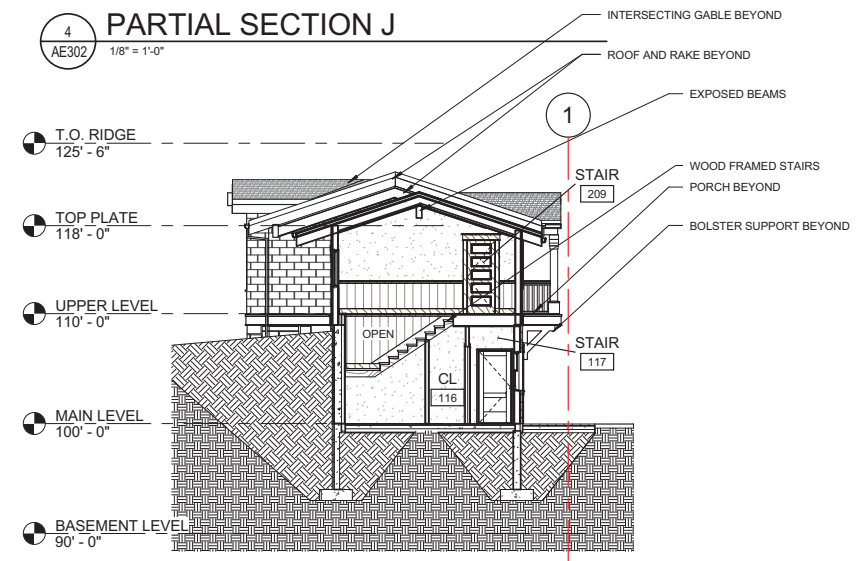
AE302



2 PARTIAL SECTION G
 AE302 1/8" = 1'-0"



4 PARTIAL SECTION J
 AE302 1/8" = 1'-0"



3 PARTIAL SECTION H
 AE302 1/8" = 1'-0"



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

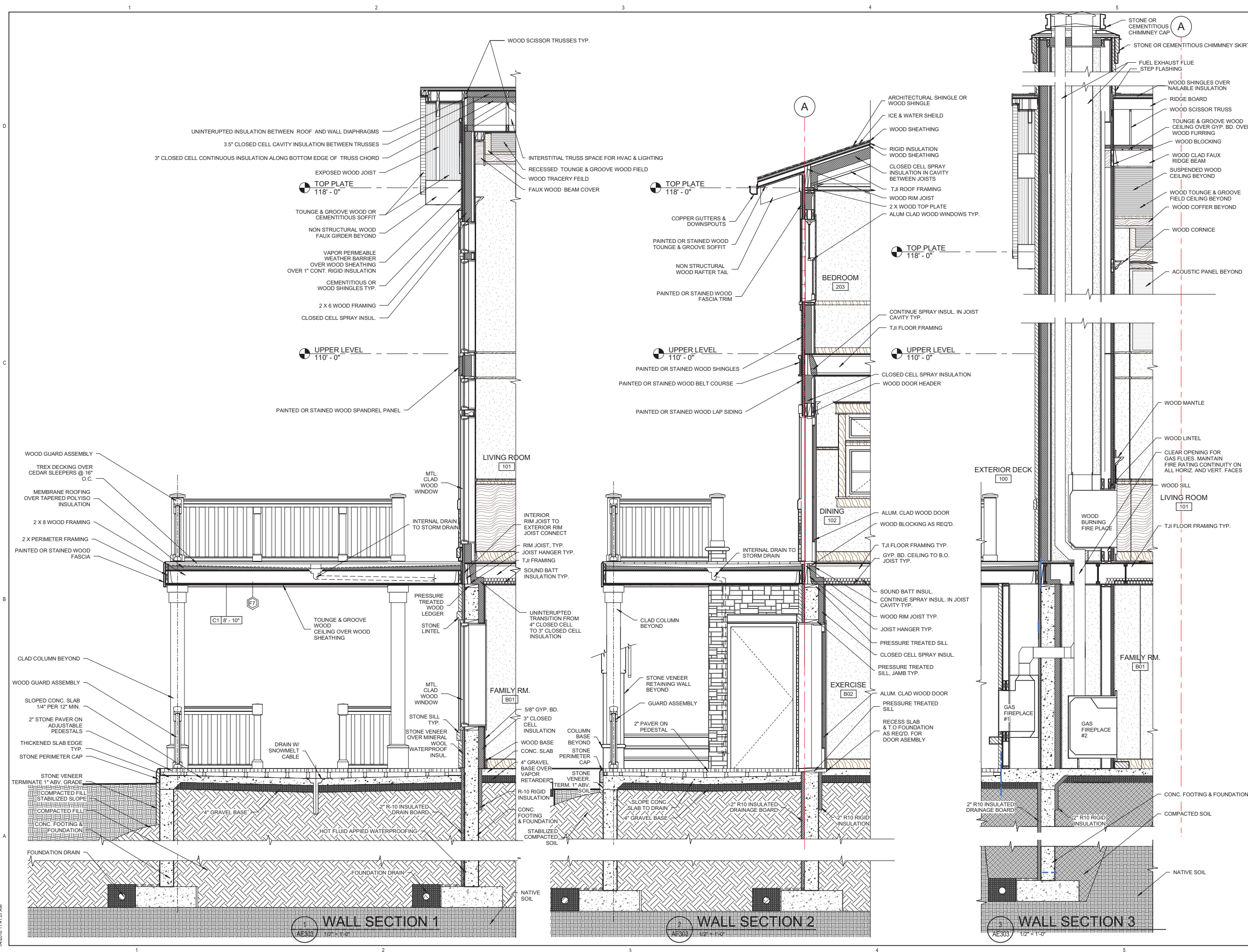
DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

WALL SECTIONS

AE303



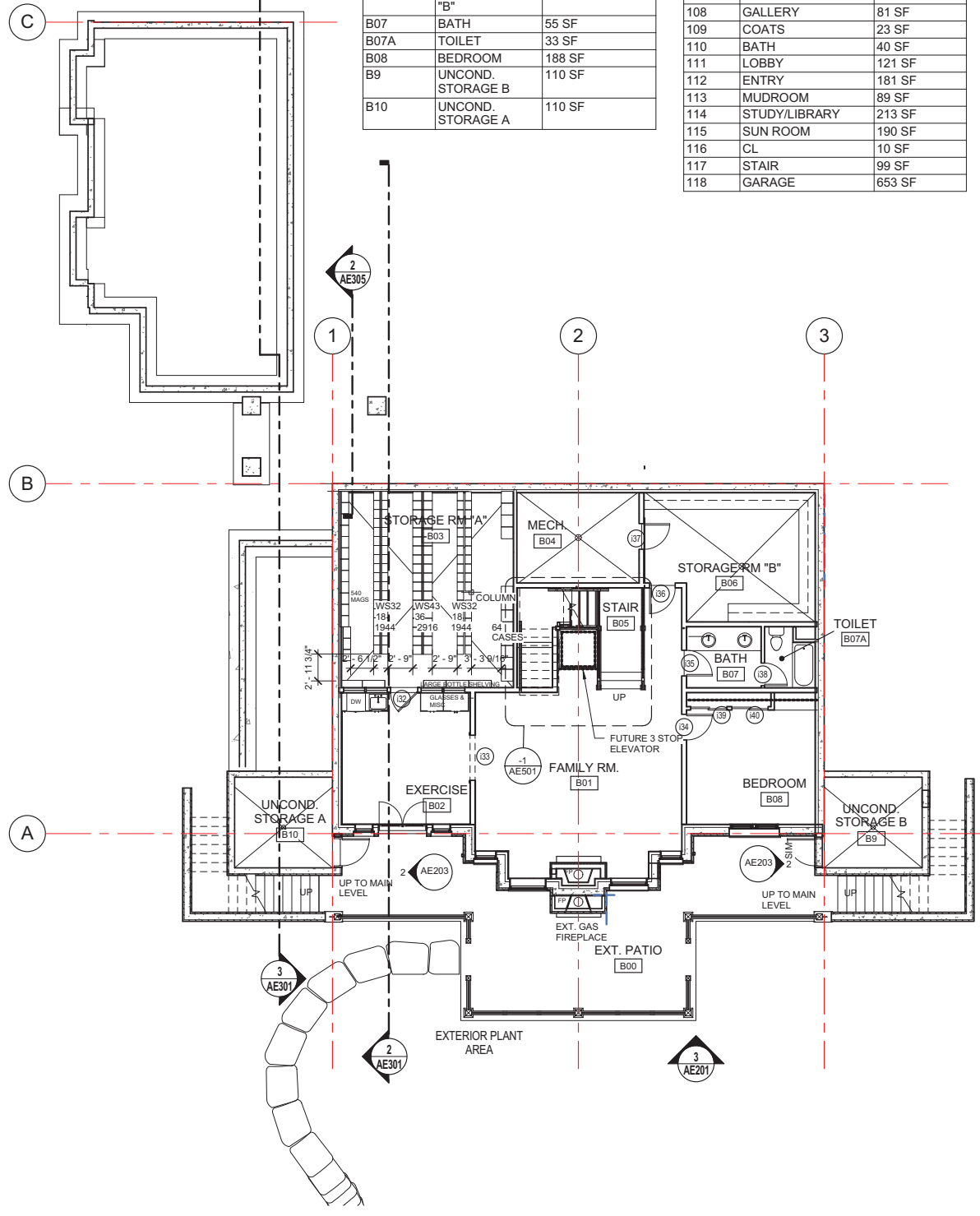
C:\Users\merrill\Documents\merrill 122 12015 home_milestone.rvt
14/2/2016 11:41:07 AM



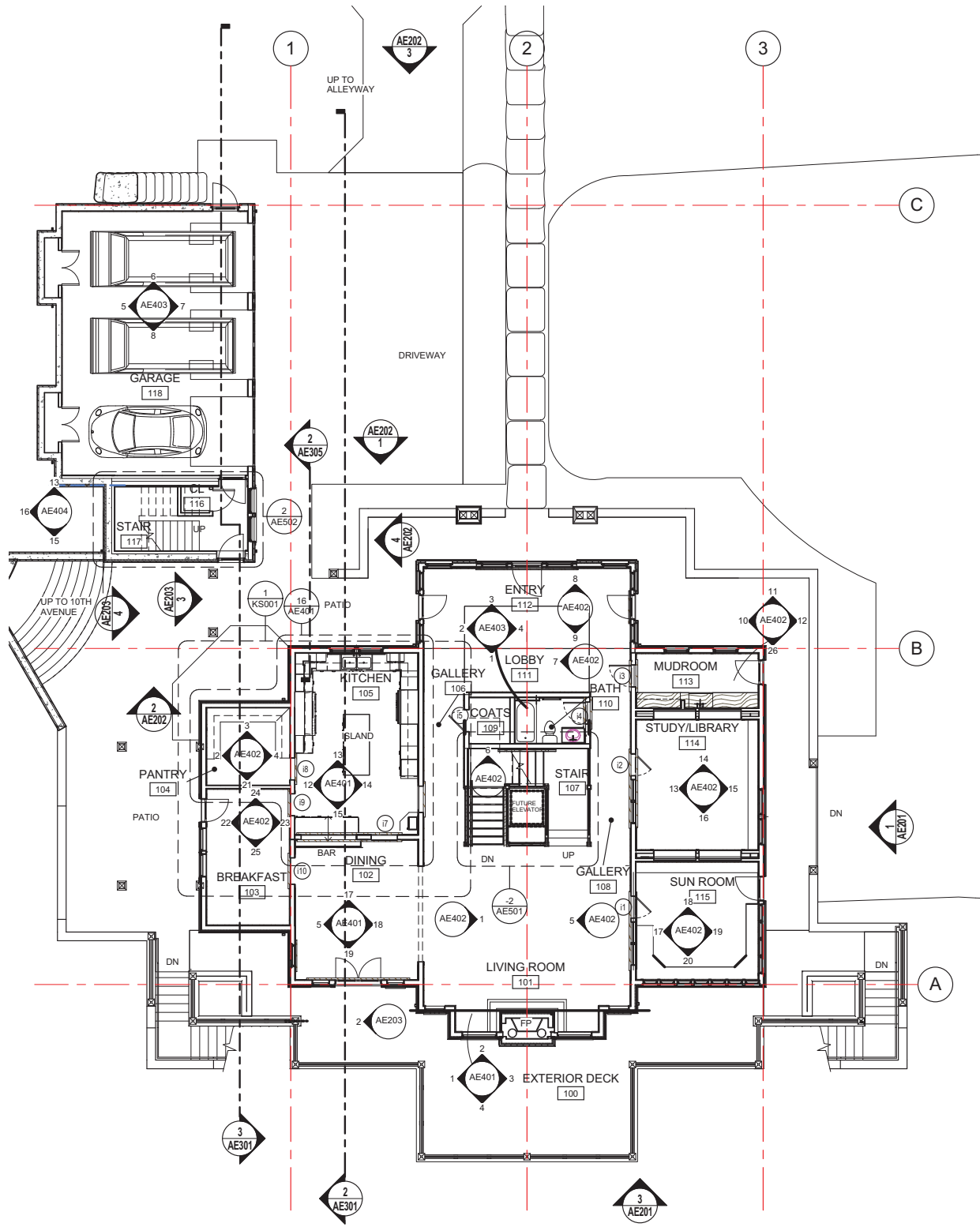
ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SLC, UT 84102
 801.355.5915 • www.crsa-us.com

LOWER LEVEL ROOM SCHEDULE		
Number	Name	Area
B00	EXT. PATIO	Not Enclosed
B01	FAMILY RM.	480 SF
B02	EXERCISE	207 SF
B03	STORAGE RM "A"	409 SF
B04	MECH.	135 SF
B05	STAIR	49 SF
B06	STORAGE RM "B"	250 SF
B07	BATH	55 SF
B07A	TOILET	33 SF
B08	BEDROOM	188 SF
B09	UNCOND. STORAGE B	110 SF
B10	UNCOND. STORAGE A	110 SF

MAIN LEVEL ROOM SCHEDULE		
Number	Name	Area
100	EXTERIOR DECK	646 SF
101	LIVING ROOM	479 SF
102	DINING	216 SF
103	BREAKFAST	150 SF
104	PANTRY	86 SF
105	KITCHEN	294 SF
106	GALLERY	81 SF
107	STAIR	17 SF
108	GALLERY	81 SF
109	COATS	23 SF
110	BATH	40 SF
111	LOBBY	121 SF
112	ENTRY	181 SF
113	MUDROOM	89 SF
114	STUDY/LIBRARY	213 SF
115	SUN ROOM	190 SF
116	CL	10 SF
117	STAIR	99 SF
118	GARAGE	653 SF



1 LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
 1/8" = 1'-0"

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
 SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
 SALT LAKE CITY, UTAH

Issue	Date	Project Status
DD		
CD		
DD		

PROJECT NUMBER: B15- FILE NAME: filename.rvt
 DRAWN BY: Author CHECKED BY: Checker

MAIN & BASEMENT LEVEL FLOOR PLANS

AE101

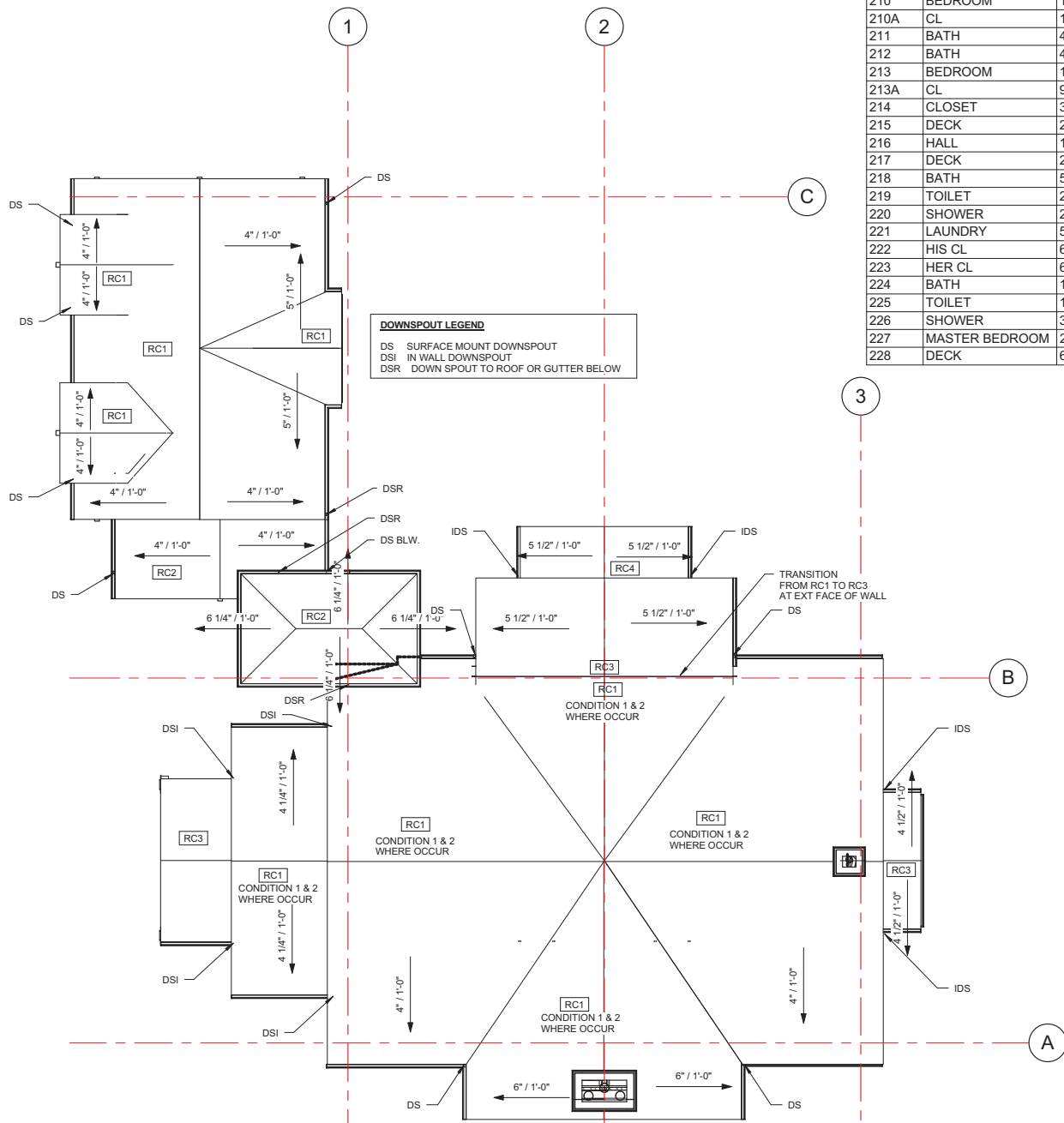


ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com

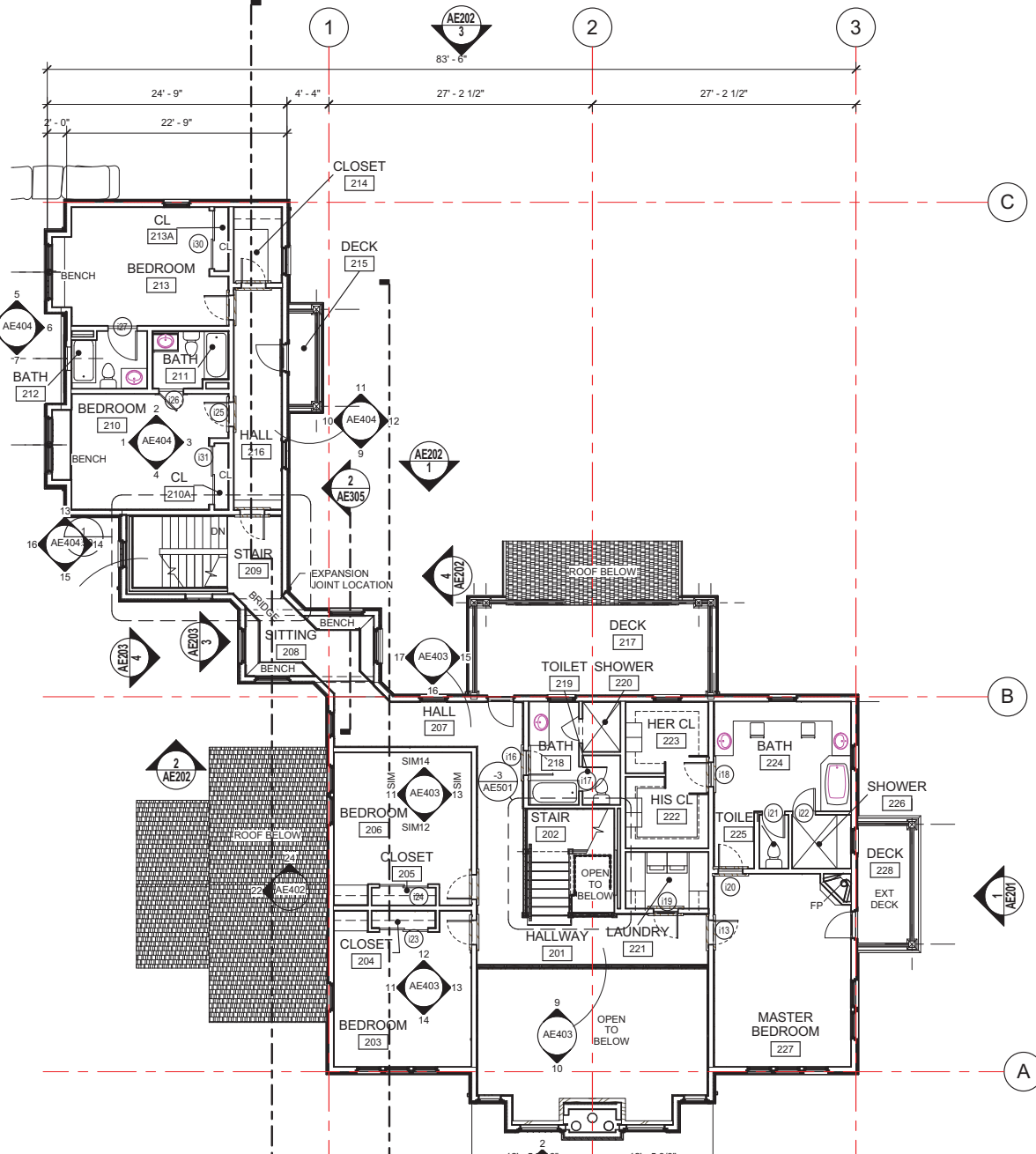
UPPER LEVEL ROOM SCHEDULE

Number	Name	Area
201	HALLWAY	210 SF
202	STAIR	101 SF
203	BEDROOM	212 SF
204	CLOSET	12 SF
205	CLOSET	12 SF
206	BEDROOM	203 SF
207	HALL	28 SF
208	SITTING	24 SF
209	STAIR	7 SF
210	BEDROOM	189 SF
210A	CL	10 SF
211	BATH	43 SF
212	BATH	44 SF
213	BEDROOM	198 SF
213A	CL	9 SF
214	CLOSET	39 SF
215	DECK	27 SF
216	HALL	113 SF
217	DECK	223 SF
218	BATH	55 SF
219	TOILET	20 SF
220	SHOWER	20 SF
221	LAUNDRY	50 SF
222	HIS CL	63 SF
223	HER CL	63 SF
224	BATH	182 SF
225	TOILET	17 SF
226	SHOWER	33 SF
227	MASTER BEDROOM	278 SF
228	DECK	69 SF

DOWNSPOUT LEGEND
DS SURFACE MOUNT DOWNSPOUT
DSI IN WALL DOWNSPOUT
DSR DOWN SPOUT TO ROOF OR GUTTER BELOW



2 ROOF PLAN
1/8" = 1'-0"



1 UPPER LEVEL
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

Issue	Date	Project Status
DD		
CD		
AD		
PD		
RD		
SD		
TD		
UD		
VD		
WD		
XD		
YD		
ZD		

PROJECT NUMBER: B15- FILE NAME: filename.rvt
DRAWN BY: Author CHECKED BY: Checker

UPPER LEVEL FLOOR PLAN & ROOF PLAN

AE102

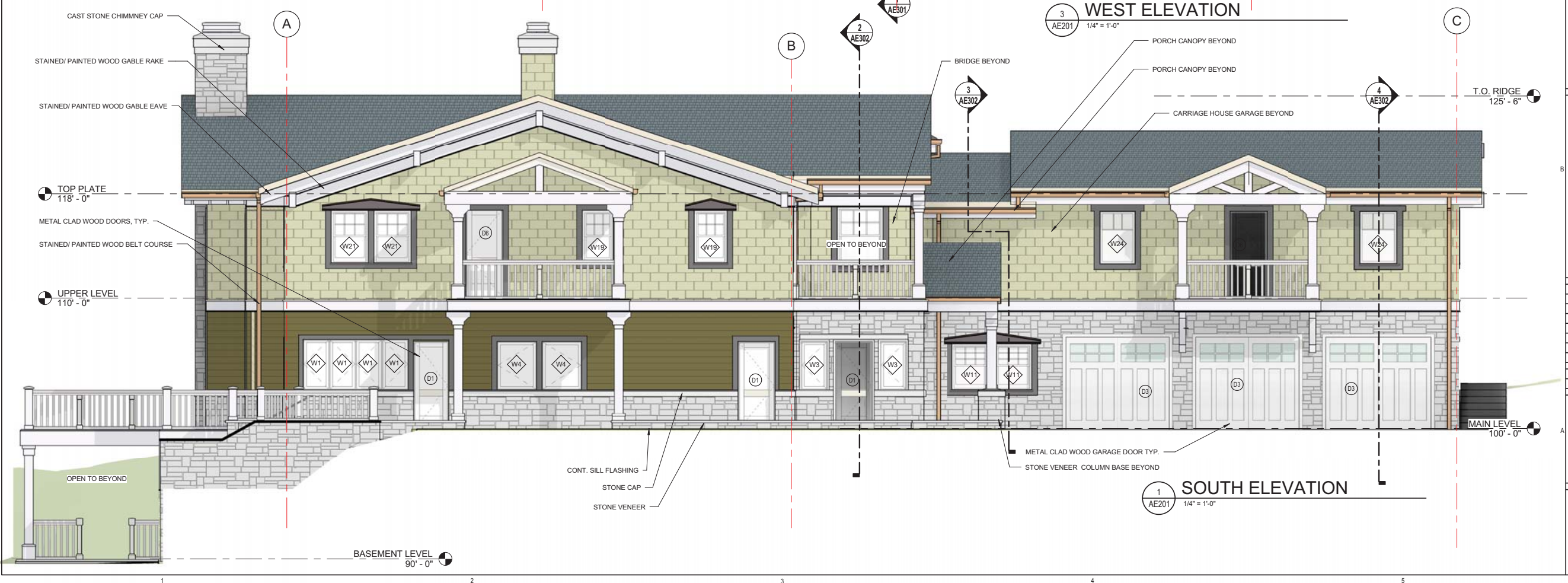


ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com



29'-6" MAX HEIGHT AS MEASURED FROM EXISTING GRADE 4639.0'

4'-0" MAX EXPOSED FACES OF ALL RETAINING WALLS MEASURED FROM FINISHED GRADE TO TOP OF WALL



ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

Project Status	Issue Date
DD	
CD	
CD	
DD	

PROJECT NUMBER: B15- FILE NAME: filename.rvt
DRAWN BY: Author CHECKED BY: Checker

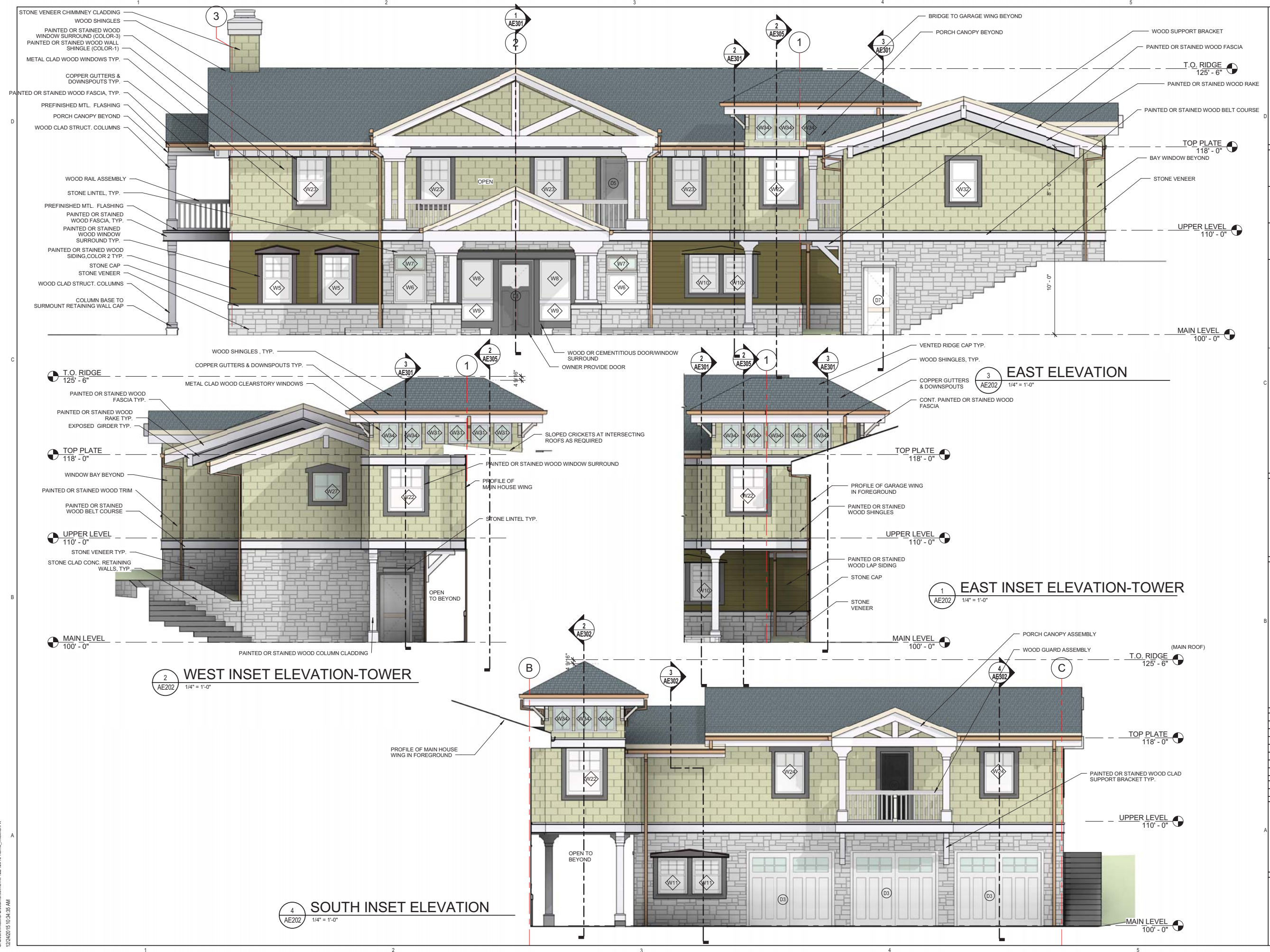
EXTERIOR ELEVATIONS

AE201

C:\Users\merrill\Documents\merrill 1221015 home_milestone.rvt
12/24/2015 7:53:46 AM



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com



ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

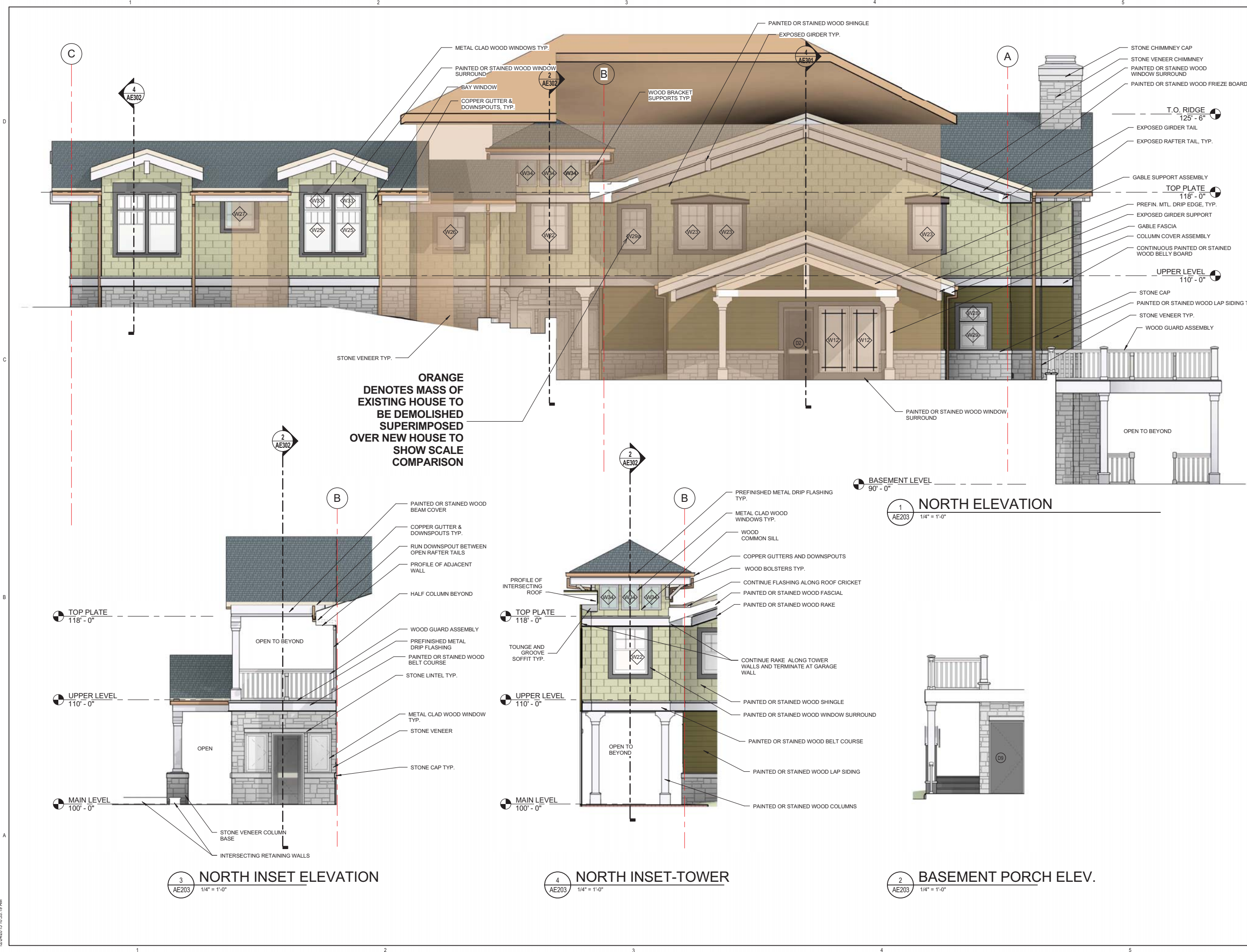
EXTERIOR ELEVATIONS

AE202

C:\Users\merrill\Documents\merrill 1221015 home_mh\ae202.rvt
12/24/2015 10:34:35 AM



ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com



ARCHITECT-ENGINEER STAMP

DAVID & COLLEEN MERRILL RESIDENCE

214 E. 10TH AVENUE
SALT LAKE CITY, UTAH

DAVID & COLLEEN MERRILL

1354 S. AMBASSADOR WAY
SALT LAKE CITY, UTAH

PROJECT NUMBER: B15-	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

EXTERIOR ELEVATIONS

AE203

C:\Users\merrill\Documents\merrill 122 1015 home_mh\ae203.rvt
12/24/2015 10:53:19 AM

ATTACHMENT D: Additional Applicant Information

Merrill Residence Attached information sheet

Answers to Question 2 of application:

- a. -Home is Craftsman style.
 - Materials are wood, stone, cementitious shingles and siding.
 - The building form is 2 stories with gable roofs.
 - House footprint is appropriate for the large lot. Setbacks from adjacent homes to North and South are ample. House faces the back property lines of homes to the east. These homes are 15 to 20 feet above the new home because of the steep slope.
 - New home is 12' shorter than the existing home
 - Although a new home, we feel that the style and size fits in well with the existing neighborhood.
 - We were approved for a height exception. This exception required the approval of all the surrounding homeowners. Homeowners were all happy with the design and anxious to get the new house built.

- b. -The existing slope leading down to Memory Grove is currently unstable because of fill that was brought in during the 1950's. To build the new home the existing slope will require a structural upgrade of the existing slope which will make it both safer and less prone to erosion. The homeowner plans to populate the existing slope with native species landscaping which will also inhibit erosion and make the slope more structurally stable.

- c. -We are building a new home and demolishing an existing home that has been vacant for a number of years. The existing building is a non-contributing structure and considered an eyesore by the neighbors.

- d. -We believe that the new house design will be pleasing, attractive and an appropriate fit for the neighborhood. When we applied for our height exception the whole surrounding neighborhood was able to review the design. The neighbors were very supportive of the design and confident that the new house would bring a lasting value to the neighborhood.

- e. The home does not have any public access amenities but the owners are supportive of a proposed future stairway down to Memory Grove that would be built in the easement to the North of Their property.

- f. The existing home to be demolished is structurally unstable and its long term vacancy has made it a magnet for vagrants and teenagers who come up from Memory Grove and break into the

house. Our soils engineer William Gordon says that the existing house is actually in collapse mode right now. Gordon believes the house should be pulled down immediately before it collapses with someone in it.

- g. Not applicable
- h. The home design includes continuous insulation on the outside face of all walls. The roof will be insulated with closed cell spray insulation. Though not continuous, the closed cell holds in the highest amount of heating and cooling of any of the non- continuous insulations. The design will also include split system hvac which will make it possible to control the energy load of various zones of the house more precisely.

Proposal Summary
David and Colleen Merrill Residence
214 E. 10th Avenue, SLC, Utah

This application is a request for additional building height on a proposed 2 story craftsman style home on a .68 acre lot with SR 1A zoning.

We believe an additional 6'-6" of building height above the 23'-0" code prescribed maximum is appropriate because:

1. The average height of all homes between 9th , 10th avenue from B street to dead end at Memory Grove is 31'-6". At 29'-6" we are below the average height of the neighborhood.
2. The new home will be +- 10'-0" shorter and further back from 10th Ave. than the existing house that will be demolished.
3. We were approved for a previous height exception in November. All the neighbors are supportive of the project and anxious for construction to begin. They believe that the existing home that we will be demolishing is hurting their property values and is a danger to public safety.
4. The proposed home has been designed to nestle into the existing cross slope of the site so that it is perceived as a 1 story structure from 10th avenue.

top of stair Retain wall = > 4644?

4640

Roof
Max. Height
= 28'-6"
or
4668.5'

Established
exist. grade
= 4640

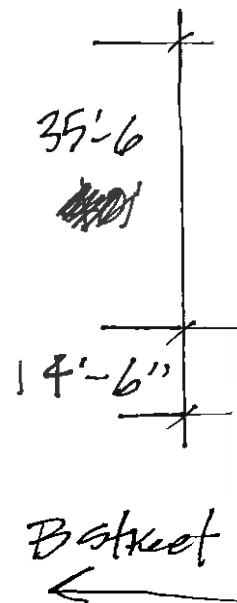
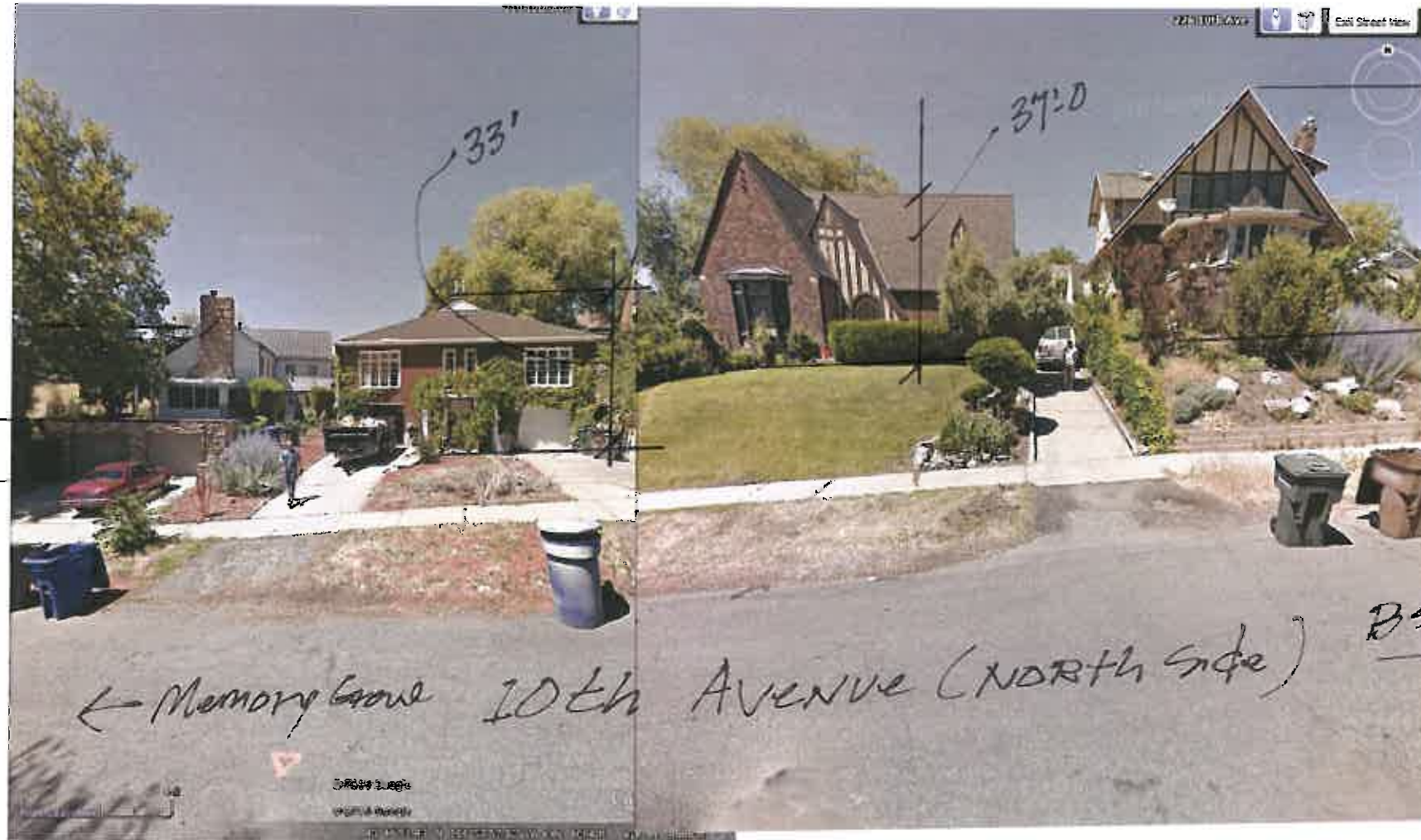
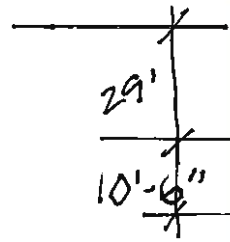
basement =
4630

Must not
exceed
over 48"
Above
any
exist.
Established
grade?

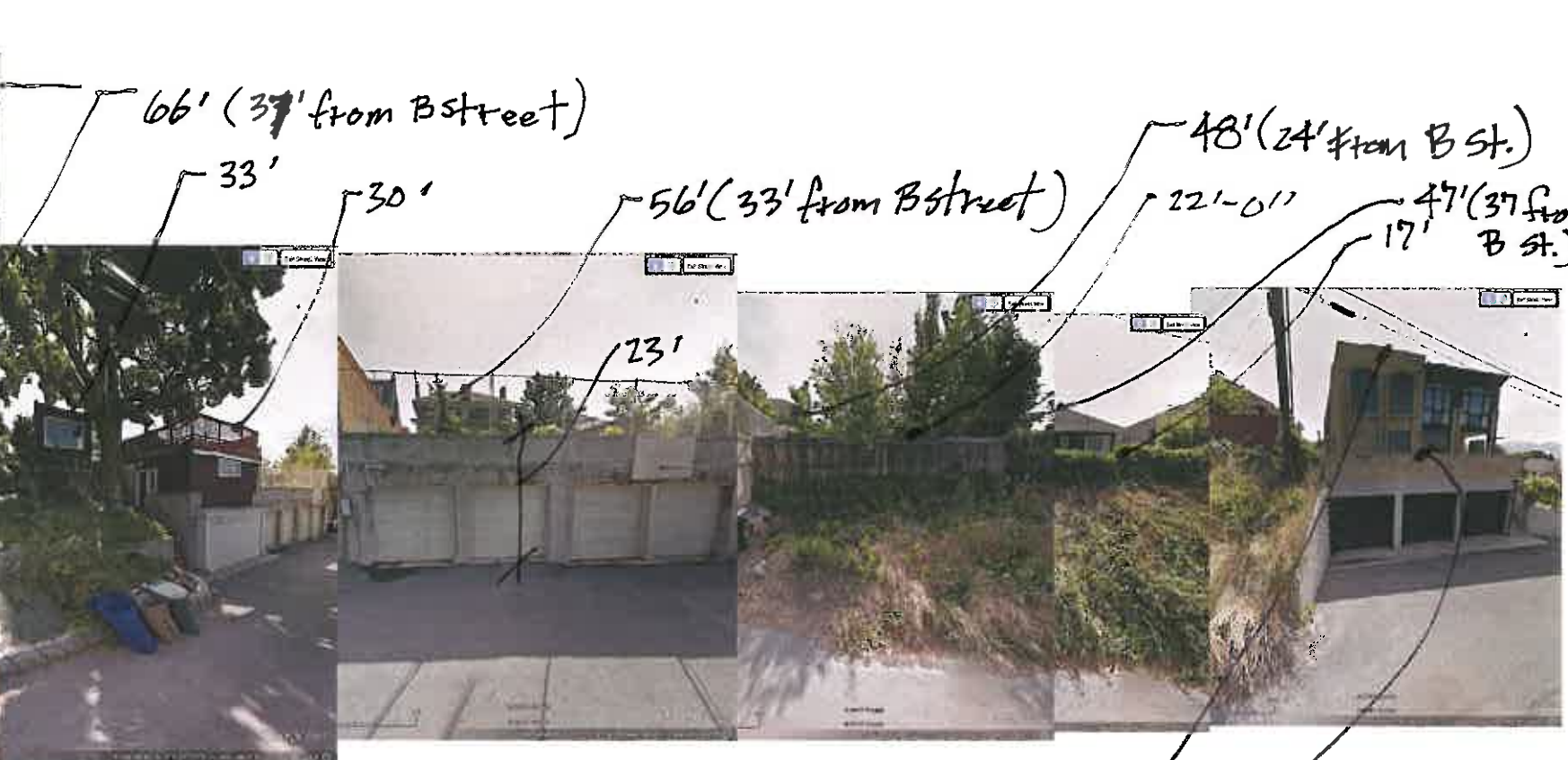
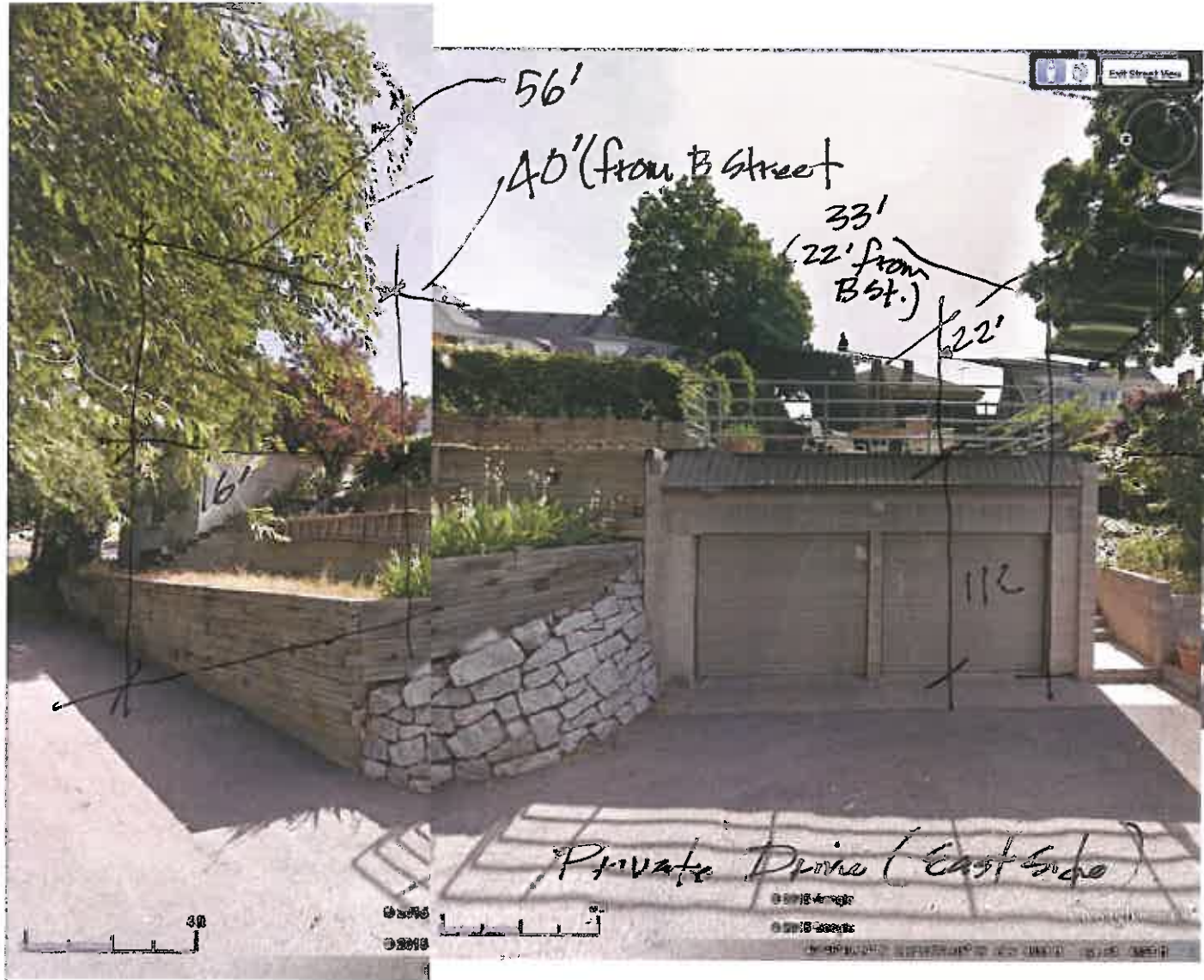




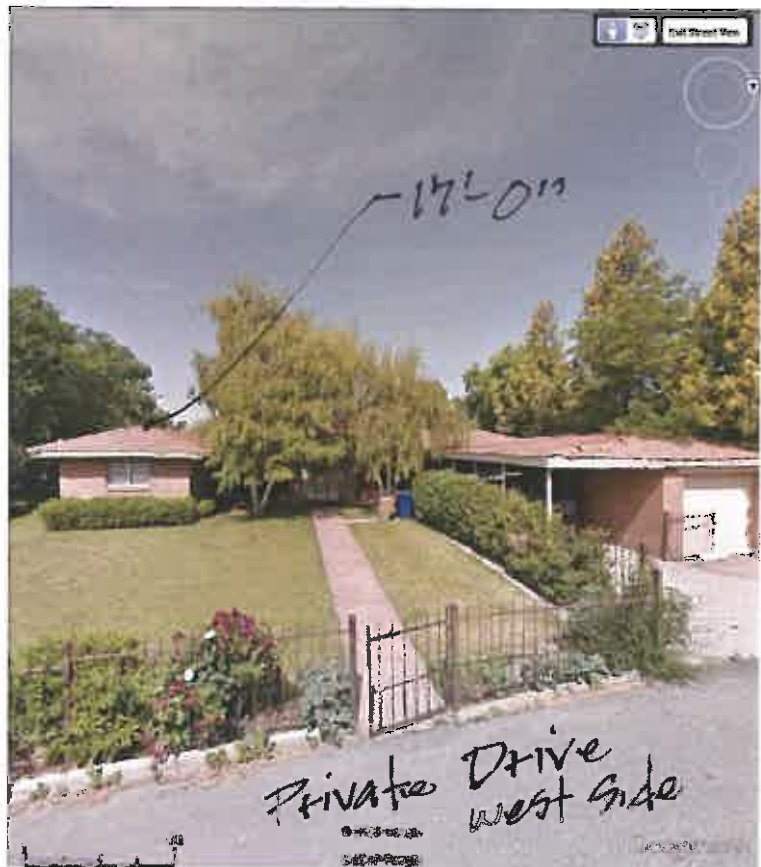
"B" Street (West Side)



10th Ave (South Side)



14'
36'-0'' (22' from B Street)



ATTACHMENT E: Existing Conditions

Existing Conditions:

The subject site consists of a single lot, 29,700 square feet in area (0.68 acres), containing one single family dwelling. The lot is generally level on the eastern two thirds and then drops steeply into City Creek Canyon for the western portion. The existing home, built in 1947, is currently vacant but was apparently occupied as recently as, 2013. The home is in need of repair and has some settling, particularly on the west side.

The lot is bordered on two sides by streets, on the north by 10th Avenue (a public street) and on the east by a private alley that is 30 feet wide. There are numerous trees and shrubs growing randomly around the property.

The adjacent uses include:

- North: single family dwellings
- East: single family dwellings
- South: single family dwelling
- West: City Creek Canyon, open space

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

In this chapter and the associated zoning map, the SR-1 district is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 district because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the SR-1 special development pattern residential district is 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. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the SR-1 special development pattern residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet	25 feet
Two-family dwellings	8,000 square feet	50 feet

D. Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 district:

1. Pitched Roofs: The maximum height of buildings with pitched roofs shall be:
 - a. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
2. Flat Roofs: The maximum height of a flat roof building shall be:
 - a. SR-1A: Sixteen feet (16').
3. Exterior Walls: Maximum exterior wall height adjacent to interior side yards:
 - a. SR-1A: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.
 - b. In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
 - i. Cross Slopes: For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.
 - ii. Exceptions:

1. Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
2. Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:
 - a. The width of a dormer is ten feet (10') or less; and
 - b. The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and
 - c. Dormers are spaced at least eighteen inches (18") apart.
4. Initial Construction: Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in chapter 21A.62 of this title.
5. Stepped Buildings: Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').
6. Additional Building Height:
 - a. For properties outside of the H historic preservation overlay district, additional building height may be granted as a special exception by the planning commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The planning commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.
 - b. Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of section [21A.34.020](#) of this title.

E. Minimum Yard Requirements:

1. Front Yard:
 - a. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.
2. Corner Side Yard:
 - a. SR-1A: Ten feet (10').
3. Interior Side Yard:
 - a. Twin Home Dwellings: No side yard is required along one side lot line while a ten foot (10') yard is required on the other.
 - b. Other Uses:
 - i. Corner lots: Four feet (4').
 - ii. Interior lots:
 1. SR-1A: Four feet (4') on one side and ten feet (10') on the other.
 - a. Where the width of a lot is forty seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.
 - b. Where a lot is twenty seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').
 - c. Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').
4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", and section [21A.40.050](#) of this title.
 - a. SR-1A:
 - i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.
 - ii. Primary accessory building: One accessory building may have up to the following dimensions:

1. A footprint of up to four hundred eighty (480) square feet, subject to compliance with subsection [21A.40.050B1](#) of this title.
 2. Roof peak/ridge height of up to fourteen feet (14') above the existing grade.
 3. A flat roof height limit of nine feet (9') above the existing grade.
 4. An exterior wall height of nine feet (9') above the existing grade.
 - a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.
- iii. Secondary accessory buildings: All other accessory buildings shall have the following dimensions:
1. Roof peak/ridge height of up to ten feet (10') above the existing grade.
 2. Flat roof height limit of eight feet (8') above the existing grade.
 3. An exterior wall height of eight feet (8') above the existing grade.
 4. Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed one hundred fifty percent (150%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

ATTACHMENT F: ANALYSIS OF STANDARDS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Does Not Comply</p>	<p>The following is staff's assessment of the proposal's achievement of the planned development objectives:</p> <p>A: The project proposes building materials that are considered durable and of high quality, which may contribute in part to objective A, but it is questionable whether building materials alone are grounds for a planned development approval and warrant such a reduction in the front yard setback.</p> <p>B: The applicant claims the new home will involve stabilization of the soils and crest of the slope into City Creek Canyon. That would be required of any new building on this lot, whether it met the required front setback or not, so this objective is not applicable.</p> <p>C: The proposal does not involve preserving buildings, there is not applicable.</p> <p>D: The "pleasing environment" cited in objective D and outlined by the applicant could be achieved with or without the reduced setbacks. In fact, more area in the front yard for landscaping and enhancement of the streetscape could produce a more pleasing environment, as is intended with front yard setbacks. Planned development approval isn't necessary to achieve a "pleasing environment". The lot size is more than sufficient to comply with the front yard setback.</p> <p>E: The proposal involves no amenities that are in the interest of the general public, the proposal is for a private residence.</p> <p>F: In regards to objective F, elimination of a blighted structure, the demolition of the existing building is necessary for the proposed project to move forward, however the zoning ordinance doesn't specify what "blighted" is. The existing dwelling is in a neglected state, but is not considered blighted or incompatible with existing uses (other adjacent dwellings). It could be repaired. This is not of sufficient weight to approve the proposal under stated objective "F". It is up to the applicant to demonstrate the claim of blight to the planning commission's satisfaction. At this point, the project does not appear to meet this particular objective.</p> <p>G: The proposal does not include any affordable or market rate housing. This is not applicable.</p> <p>H: The applicant claims to meet this objective by insulating the home. This would be required, and is standard for new construction; therefore this is not an adequate argument. A split HVAC system, as claimed by the applicant as a green building technique, is more related to the size of the home than any green building techniques. This is not applicable.</p> <p>The project does not clearly or substantially satisfy any of the planned development objectives.</p>
<p>B. Master Plan And Zoning Ordinance</p>	<p>Complies</p>	<p>The proposed residential use is a use that is allowed and anticipated</p>

<p>Compliance: The proposed planned development shall be:</p> <ol style="list-style-type: none"> 1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and 2. Allowed by the zone where the planned development will be located or by another applicable provision of this title. 		<p>in the SR-1A zoning district, so this aspect of the project is consistent with both the master plan and zoning ordinance.</p> <p>The Avenues Master Plan indicates this property should develop as low-density residential at the density of 4-8 units per gross acre. That would result in a development of between 2 and 5 dwelling units based on the gross area of this site. Even by removing the western portion as undevelopable due to a severely steep slope thereby resulting in a “net area” for development, the number of units would range from 2 to 4 on this property. The single dwelling unit proposed is lower density than anticipated, but still considered compatible.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 	<p>Complies</p>	<ol style="list-style-type: none"> 1- The proposed vehicle access for the lot is directly from the private alley, which is shown as 30 feet wide and the applicant has right-of-way over the western 20 feet of the 30-foot wide alley. Given the applicant’s legal right to use the alley, and the limited use of the alley, this access is adequate. 2- The proposal would not create unexpected vehicle or pedestrian traffic patterns based on its single unit residential use. 3- There is no “internal” circulation system with this proposal, only the typical residential driveways that access the required vehicle parking. 4- The provision of water and sewer service, and adequate storm drainage would require more work than typical. The existing sewer lateral that services this lot runs north and south through the middle of the lot, and also services 4 other lots north and south of the site. The applicant would need to ensure that the sewer service for the other homes is not degraded. The applicant proposes to install new sewer line in the alley for the new home, and the lots north of the site that use the same lateral. The lots south of the project would retain their current sewer connection. <p>As part of any construction process, the applicant would have to work with the city’s public utilities division to ensure storm drainage is handled properly.</p> <ol style="list-style-type: none"> 5- With the low intensity residential use proposed, there are no impacts anticipated with this project that would require buffering or other mitigation measures. The adjacent uses are the same types of residential uses. 6- Intensity: the proposal amounts no increase in intensity from what is there or what is anticipated by the master plan and zoning ordinance. <p>The proposed use, being solely residential, is not subject to the additional design criteria of the “conditional building and site design review”.</p>

<p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>The site contains a handful of existing, mature trees or shrubs. There are two trees and one shrub in particular that should be kept if possible, one tree along the north property line, a tall shrub in the northeast corner, and 3-4 trees along the southern property line. The remaining vegetation would conflict with the home locations and do not warrant keeping. The required front and side yard areas would be required to be kept as landscaped yards per the zoning ordinance.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>There are no historical, architectural, or environmental features on this site that require preservation. However, the house would be constructed in accordance with geotechnical recommendations to stabilize the crest of the slope and the home's location.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The proposal has shown the ability to comply with all other applicable code or ordinance requirements at this time.</p>

See "SPECIAL EXCEPTION STANDARDS" on next page...

21a.52.060: General Standards and Considerations for Special Exceptions: No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard	Finding	Rationale
<p>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.</p>	<p>Does Not Comply</p>	<p>The purpose for height restrictions is to limit and maintain similarity with the height of buildings in the zoning districts. Particularly in residential districts, it is to maintain some conformity and consistency of the buildings in relation to their purpose. The SR-1A zoning district was specifically established for stricter controls on building height and size in the Avenues area. Granted, there are some buildings in the vicinity that exceed the 23 foot height limit, but those were constructed or remodeled prior to the SR-1A district. New buildings are expected to comply with the shorter height limit. Allowing an additional home to exceed that height will increase the number of buildings that do not comply, therefore straying further from the ordinance’s purpose.</p>
<p>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.</p>	<p>Complies</p>	<p>The use of the property is not changing from single family residential use and staff finds no impact to neighboring property values. The development of the property, consisting of the building with its additional height, would be similar in height and slightly shorter to older existing buildings in the neighborhood. This aspect is not likely to diminish the value of nearby properties. Staff has no information or evidence indicating the proposal would <i>substantially</i> diminish the value of property within the neighborhood.</p>
<p>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.</p>	<p>Partially Complies</p>	<p>Use: the use of the property will continue to be single family residential, thereby contributing to the single family residential character of the area, and as a “use” will not have a material adverse impact upon that same existing character or the public health, safety, and general welfare.</p> <p>Development: The proposed setback is the same as the existing setback. The existing building contributes to the character of the area and it is not anticipated that character will be materially and adversely impacted by a building in the same location. However, with noncompliant structures, it is the city’s intent that at some point in time the development of the property becomes compliant. In this case, the applicant seeks to completely demolish and remove the existing building, thereby relinquishing any right to continue the noncompliant location and dimensions of the building. The zoning district establishes standards in order to establish and maintain similar characteristics of building size and location in the respective area. A new building that varies from those standards by the</p>

		<p>proposed amount, would counter the anticipated character.</p> <p>If properly permitted and constructed, as would be required if the project were approved, the building would comply with all public health, safety and general welfare standards such as sewer, water and storm drainage.</p>
<p>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.</p>	<p>Does Not Comply</p>	<p>The subject property is situated in a manner and sufficiently large to accommodate a new dwelling without much impact to the one adjacent property to the south. The proposed building height is problematic in the proposed location as it relates to the public way however. Reducing the front yard setback would place the building closer to the public way than anticipated, thereby having a greater visual impact when viewed from the street. The street in front of this property is used by the public for vehicle parking and access to City Creek Canyon, and the building would unnecessarily have a greater impact on the public versus a compliant location. The zoning standards create a reasonable expectation of what can be developed and there is insufficient reason for the proposal to be closer to the public street and taller at the same time.</p>
<p>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.</p>	<p>Complies</p>	<p>There are no natural, scenic or historic features of significant importance on or near this site that will be destroyed, lost or damaged.</p>
<p>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.</p>	<p>Complies</p>	<p>The proposed use of a single dwelling unit will not produce air, water, soil or noise pollution, or other types of pollution. The standard public utilities will handle water, sewer and storm drainage adequately.</p>
<p>G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>Complies</p>	<p>The proposal complies with all other standards imposed on it pursuant to this chapter. Other than the specified modifications to standards, any additional modifications would have to be reviewed and approved via a separate, appropriate city process.</p>

ATTACHMENT G: Public Process and Comments



The Greater Avenues Community Council

PO Box 1679

Salt Lake City, UT 84110

www.slc-avenues.org

4 February 2016

Planning Division
Community and Economic Development
Salt Lake City Corporation

Attention: Casey Stewart

Re: Development at 214 10th Avenue

On February 3rd, CRSA architects and David and Colleen Merrill presented an overview of the plans for a new single family residence at 214 10th Avenue at the General Meeting of the Greater Avenues Community Council. As presented, there are two main issues to be addressed with the Planning Commission. One is a request for a height exception and the other is a request to use the East side of the house as the front (or to allow an exception for a 10' set-back on the North side). Although some individuals expressed concerns, the plan was generally well received. I have summarized the comments below.

We do not oppose the request for a height exception. We recognize that the height restriction is problematic for a two story house. The proposed house will be lower than the existing structure and nearby neighbors are supportive.

We support 10th Avenue remaining as the front of the house. Although it is a short, dead-end block, there are homes on the north side of the street facing it. The proposed plan will enhance the view and feel of the streetscape. An exception to allow a 10' set-back would be acceptable, since this would align with the other house on this side of the block and actually provide more of a 'front yard' than the existing house.

Other issues were raised, such as soil stability re-routing an existing sewer line, and run-off/drainage issues, which should be addressed in the detailed technical design by the appropriate experts.

We appreciate the opportunity to comment. Please contact me at gaccchair@slc-avenues.org with any questions.

Regards,

DAVID H. ALDERMAN

David H. Alderman

GACC Chair

From: [Priscilla Kawakami](#)
To: [Stewart, Casey](#)
Subject: PLNSUB2015-00965
Date: Monday, February 29, 2016 7:45:52 AM

Dear Mr. Stewart,

Once again I find myself questioning the sanity and the motives of both the Salt Lake City Council and the Salt Lake City Planning Division. It wasn't that long ago that the city adopted height restrictions for construction and remodeling in the Avenues neighborhoods of the city. These were in response to homeowners who completely ignored any common sense or goodwill in making their house a monstrosity that dwarfs its neighbors and blights the block.

Now someone wants to accomplish the same poor design decisions and bad manners in a place that is visible from many other areas in the city, specifically overlooking City Creek Canyon at 214 East 10th Avenue. What is the purpose of zoning restrictions if they can be ignored by one and all? Soon my single family, owner occupied street will be invaded by a commercial enterprise thanks to planners. If this new proposal is approved, the entire city will see how poorly decisions are made.

Priscilla Kawakami
435 B Street
Salt Lake City, Utah 84103

From: [Chuck Konopa](#)
To: [Stewart, Casey](#)
Subject: Re: RE: PLNSUB2015-00965
Date: Monday, February 29, 2016 10:40:27 AM

Casey,

This is quite the project. They are rerouting the sewer lines to make room for their walk out basement. It seems to be an expensive solution to just allow for the basement walkout, yet creative at the same time. It will make for an attractive property. I don't see any problem with the height of the house being 29.5 feet. They are lowering the finish floor elevation. All our homes in this area are higher than 23 feet.

In my mind I go back and forth with whether they should be allowed to build in the setback. The existing house is within the setback, so why not the new house? But then I come up with reasons to require the 20 foot setback:

The building is being demolished, so this is a good time to make things right again. Set it back 20 feet, or compromise at 15 feet. The existing house has always seemed a little too close to the road. The house to the east is set back about the same, but it doesn't give me the same feeling. Maybe it's because 10th Avenue has curb and gutter along that part of the street.

Also, the new building will have more house within the setback than before. I think this is the biggest problem. A solution would be to allow a new structure within the setback, but only in the footprint of the old house. The architect may want to simply shift the entire building, since there seems to be enough room on the lot to do so. But they could always shift the garage over to meet the 20-foot setback.

Sincerely,
Chuck Konopa

Sent: Monday, February 29, 2016 at 9:34 AM
From: "Stewart, Casey" <Casey.Stewart@slcgov.com>
To: "Chuck Konopa" <ckonopa@email.com>
Subject: RE: PLNSUB2015-00965

Chuck,

I have attached the plans. I apologize they weren't available when you tried.

The proposal is to demolish the existing home and building a new, larger home. The two modifications the new owner seeks are (1) to locate the building 10 feet from the front property line along 10th Ave versus the required 20 feet; and building a taller home than permitted (29.5 feet versus 23 feet). The existing home is approximately 10 feet from the property line and 28 feet tall.

Thank you for your interest.

Sincerely,

CASEY STEWART
Senior Planner

From: [H Scott](#)
To: [Stewart, Casey](#)
Subject: Merrill - PLNSUB2015-00965 and PLNPCM2016-00004
Date: Thursday, February 25, 2016 3:39:28 PM

Dear Casey,

I will be unable to attend the Planning Commission meeting when this application is scheduled to be heard. I would like to request that the Commission grant the relief requested by this application for this single family home on 10th Avenue in Salt Lake City.

Due to the unique configuration of this property and relation of the proposed home to the neighborhood I believe that both the setback and height requests are de minimis and should be granted.

Thank you for passing these comments on to the Commission for consideration.

Sincerely,

H. Scott Rosenbush
1027 N. Terrace Hills Dr., Salt Lake City, UT 84103
801-355-2312

--

H. Scott Rosenbush

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Community Council meeting

February 3, 2016 at the Sweet Library in the Avenues community.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on February 26, 2016

Public hearing notice posted on February 26, 2016

Public notice posted on City and State websites and Planning Division list serve: February 26, 2016

Public Comments

The proposal was forwarded to the Greater Avenues Community Council for comments. The community council discussed the proposal at their general meeting on February 3, 2016, and followed up with a summary of comments offered by the attending citizens. A copy of the summary is included in the following pages of this *attachment "G"*.

A number of comments were received via email from the surrounding owners and residents. Copies of those emails or letters are also included here.

In general the comments provided supported the project or had little objection or concern. There were some objections to the modifications requested. Those comments questioned the need for the modifications given the large lot area.

ATTACHMENT H: Department Comments

CITY DEPARTMENT COMMENTS

Public Utilities (Natalie Moore):

Please submit a full set of engineering plans to Salt Lake City Public Utilities for review. Include the existing and proposed grading, utilities, and any adjustments to the property boundaries. There is an existing 1" water meter that may be re-used if it is found in good condition. If replacing the existing shared sanitary sewer lateral, a new, 8" public sanitary sewer main will be required at the owner's expense. Any properties affected by abandoning this sewer lateral must be re-connected to the new sewer main. Any new storm drain improvements must be installed at the owner's expense unless otherwise notified by Salt Lake City Public Utilities.

Obtain any easements for utility installations through the alleyway if the alleyway is not the public right-of-way. Site drainage must be contained on the property and must discharge to the street rather than to adjacent properties. Please contact Public Utilities for further questions or utility information (801) 483-6727.

Engineering (George Ott):

A public way permit will be required for any work in the Public Way. Engineering will review and comment on drawings for the proposed changes to drainage and sanitary sewer. Contact Scott Weiler for any Engineering design or permitting questions. 801-535-6159. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248.

Transportation (Mike Barry): Proposal for new sfr. Two (2) off street parking spaces are required per residence. A single lane driveway shall be a minimum of 12 feet and a maximum of 30 feet.

Zoning: (Ken Brown):

This proposal will need to comply with the provisions of 21A.010 and 21A.24.080 in regards to front façade controls, parking, foundation standards, entrance landing, maximum building height (special exception required for additional height), setbacks, accessory structures, maximum building coverage and standards for attached garages. See Table 21A.36.020B for any obstructions within required yards (changes of established grade, stairs and required landings, etc). This proposal will need to comply with the appropriate provisions of 21A.44 for parking and 21A.48 for park strip and front yard landscaping.

Fire: (Ed Itchon):

Fire hydrants shall be within 600 ft. of all exterior walls of the first floor. Fire department access shall be within 150 ft. of all exterior walls of the first floor. Fire department access shall be a minimum of 20 ft. when the height is under 30 ft. If the building is 30 ft and greater the access road shall be minimum of 26 ft. clear width. Turning radius are 45 ft. outside. and 20 ft. inside.

ATTACHMENT I: Motions

Potential Motions

Not Consistent with Staff Recommendation:

PLANNED DEVELOPMENT: *Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the requested Merrill Residence Planned Development PLNSUB2015-00965 subject to the following conditions:*

1. The modification approved by this planned development pertains only to the front yard setback, all other zoning standards apply.
2. The applicant shall comply with all City department requirements outlined in the staff report for this project. See *Attachment H* of the staff report for department comments.

The Planning Commission shall make findings on the planned development review standards and specifically state which standard or standards are being complied with.

SPECIAL EXCEPTION: *Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the requested Merrill Residence Special Exception PLNPCM2016-00004.*

The Planning Commission shall make findings on the planned development review standards and specifically state which standard or standards are being complied with.