



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Christopher Lee, 801.535.7706, christopher.lee@slcgov.com
Date: March 17, 2016
Re: Appeal of Findings and Order of Special Exception PLNPCM2015-01034

Appeal of Special Exception Findings and Order

PROPERTY ADDRESS: 1724 E 2700 S

PARCEL ID: 16-21-458-001

ZONING DISTRICT: R-1/7000

INTERPRETATION ISSUE: Whether a second accessory structure (shed) needs to be removed from the subject property to comply with the 720 square foot limitation for accessory structures on a residential parcel.

APPEAL: This is an appeal of the Findings and Order issued for Special Exception PLNPCM2015-01034, which determined that the second accessory structure on the subject parcel would have to be removed from the property to not exceed the maximum accessory structure footprint of 720 square feet.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission deny the appeal of the Findings and Order issued for Special Exception PLNPCM2015-01034.

The following motion is provided in denial of the appeal:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission deny the appeal of the Findings and Order issued for Special Exception PLNPCM2015-01034.

ATTACHMENTS:

- A. Site Map
- B. Site Photos
- C. Permit and Enforcement History (12/20/2011 – 10/7/2015)
- D. City Attorney Letters
- E. Application Materials from 2012
- F. Appeal Application
- G. Special Exception Findings and Order and Application
- H. Motion

The history of planning applications, building permits, enforcement cases, etc. since the subject property has been owned by Mr. Cornell, is provided in Attachment C. Greg Mikolash, Development Review Supervisor in the Building Services Department, has organized the background history ranging from 12/20/2011 to 10/7/2015. The following entries are of particular importance to this appeal:

On July 27, 2015 a Housing and Zoning Enforcement (HAZE) case was opened for this property. A complaint was received from someone living in the neighborhood. Carol Gent, a Civil Enforcement Officer for HAZE, went to the subject property to investigate. Her entry into the enforcement record (HAZ2015-02128) on 7/30/2015 lays out the issues that were encountered onsite:

garage loft has been converted to a dwelling unit including bathroom and kitchen. 2012 permit to bldg garage stated loft for storage only. all work done without permits. [also I can find no permit for addition on rear of the house], only to replace siding with stucco. additional zoning issues include: exceed max allowed sq ft of accessory storage [2 sheds and 700 sq ft garage], driveway widened without a permit, outdoor storage and not maintaining landscaping. fence has been removed requiring permit to replace.

Subsequently, Ms. Gent spent several months communicating with the appellant to inform him of the violations on his property and to work with him to correct them. During this time frame, Mr. Cornell reached out to individuals in various departments seeking options. Samantha J Slark (Senior City Attorney) sent a letter (see attachment D) to the appellant on 11/04/15 to:

...clarify the City's position on all these issues and to clarify in one concise statement (a) the nature and extent of the building and zoning violations that exist on your property, (b) the time period available to remedy or otherwise resolve those violations, (c) the appropriate individuals at the City to contact regarding these issues, and (d) your rights to protest or appeal the City's decisions on these issues.

In the letter, she laid out a list of unresolved building and zoning violations unresolved on the subject property. Among them was the following:

4. The accessory storage building on the property (the remaining shed), which was added after the construction of the garage, must be removed because the garage and the shed exceed the 720 square feet maximum allowed for accessory buildings on the property.

In the HAZE case mentioned above that was opened on July 7, 2015 (HAZ2015-02128), there were various times when fines were set to take effect but Ms. Gent delayed them for various reasons until documenting the following on 12/02/15:

Request Comment

Issue and post new N&O per city attorney's letter fines for any remaining violations start on 1/04/16

Result Comment

I posted the notice and order to the front door.

Which was followed up by this entry on 1/4/16:

Request Comment

Fines set to start for: illegal conversion of garage loft from storage to dwelling space and this work was done without permits, sheds exceed maximum allowed coverage of 720 sq ft, outdoor storage, parking on non hard surfacing and driveway installed without a permit

Result Comment

The shed has not been removed from behind the garage. There is still some outdoor storage. The ADU has not been changed therefore the loft been finished as dwelling space is an illegal use. A special exception was filed for the windows that were added that were not on the previously approved permit however no permit has been approved for the plumbing and the electrical work done in a loft area of the garage or for the additional driveway added. Fines will start today at \$75 per day

And then on 1/6/16 she posted the following:

FINES SUSPENDED TODAY - suspension during special exception application process

The fines were suspended due to Mr. Cornell submitting a Special Exception (PLNPCM2015-01034) application on 12/30/2015 to facilitate bringing the garage into compliance with the required standards. This was necessary in spite of a Special Exception for additional height for an accessory structure (PLNBOA2011-00755) approved before the garage was built in 2012. However, after submitting plans and receiving a building permit for the garage (BLD2012-01544) based on that Special Exception, the applicant did not construct the building as his plans indicated.

Before the Findings and Order was issued for the most recent Special Exception (PLNPCM2015-01034), the applicant continued to call individuals in various departments to seek relief beyond the process already in progress. Again the City Attorney sent a letter (see attachment D) dated 1/7/16 which stated that:

This letter is to inform you that the City will withhold any further enforcement action on your property, including imposing fines, until a decision is made on your application for a special exception permit.

However, please be advised that you will be required to remedy all violations identified in the November 4, 2015 letter and you should use this time to take steps to remedy those violations and avoid the imposition of fines once a decision on the special exception is issued.

The Findings and Order from the original Special Exception (PLNBOA2011-00755) stated that the accessory building (garage) could be constructed to a height of 20 feet, but “no additional dwelling units are proposed as part of this application” and “there are no windows proposed on the roof or second floor.” (see entire document in Attachment G). Additionally, the shed is not shown on the site plan nor is it mentioned anywhere in the application. Similarly, there is no trace of the shed in the site plan of the building permit application (BLD2012-01544) pulled to construct the garage.

Through Ms. Gent’s investigation, it was discovered that Mr. Cornell had not complied with what was permitted through the Special Exception for the extra height for the garage and the subsequent building permit. The structure contained an illegal dwelling unit on the upper level and dormer windows had been constructed that were never approved.

Consequently, in an attempt to assist Mr. Cornell to avoid as much demolition as possible to bring his structure into compliance, he submitted Special Exception (PLNPCM2015-01034) for a hobby shop (which allows for a basic sink and toilet plumbing) and additional height which took the dormer windows into account. The Findings and Order issued for that Special Exception allowed for all of the elements sought by the applicant. However, it was contingent upon removal of the second accessory structure (shed) to comply with chapter 21A.40.050(B)(2)(a) of the Salt Lake City Zoning Code which states the following:

2. Building Coverage:

a. In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of seven hundred twenty (720) square feet for a single-family dwelling and one thousand (1,000) square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred eighty (480) square feet with an additional one hundred twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least four hundred eighty (480) square feet of accessory building coverage shall be allowed subject to the compliance with subsection B1 of this section.

This was required because the garage footprint is approximately 32 feet x 22 feet (704 square feet) and the shed is approximately 7 feet x 16 feet (112 square feet) for a total of 816 square feet. As stated previously, there was no indication on the site plans submitted for the original special exception for the garage or the permit to build it, that there were any other structures on the property (see Attachment F). However, Mr. Cornell claims that he received verbal approval from an employee in the Building Services department to exceed the maximum footprint of accessory structures on his property. However, there are no existing processes in the Salt Lake City Zoning Code that allow for more than 720 square feet of accessory structures.

PLANNING DIVISION RESPONSE TO APPEAL:

To assist the Planning Commission in reviewing the appeal, the Planning Division has provided the following response to the appellant's claims stated in his application. (see Attachment F)

Claim 1

The appellant states that when he purchased the property in 2011, the shed was already on the parcel and has been there ever since. He has reported that he disassembled it for a time but then reconstructed it where it had always been next to the fence in rear yard on the north.

Response

City staff has not been able to locate any documents or photos that show the subject shed being on the property prior to when the appellant purchased the property in June, 2011. In fact, the Google Earth Street View photos taken in August, 2011 and October, 2012 (Attachment B) illustrate that the shed in question was not on site until after the garage was constructed.

Even if it were already onsite prior to the construction of the garage, the appellant did not include it on site plans for either the special exception or the building permit applications that he submitted in 2011/2012 (see attachment E). If it had been disclosed and included on the site plan, reviewers would have been able to factor it into the proposal and let Mr. Cornell know that he would either need to remove the shed or design the garage with a smaller footprint to meet the 720 square foot requirement.

Claim 2

The appellant claims that when he applied for a building permit for his garage he talked to an employee in Building Services about the existing shed and that person told him that, “as long as its not over 200 SF U b fine”.

Response

Based on this information provided by the appellant, he is probably referring to information in the International Residential Code (building code) with what he thought was the Salt Lake City Zoning Code. Section R105.2(1) states that:

R105.2 Work exempt from permit.

Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).

Salt Lake City follows this standard and does not require a permit to construct a storage shed with a foot print less than 200 square feet. However, all accessory structures are required to comply with the zoning regulations even if a building permit is not required.

Claim 3

The appellant stated the following in his application:

The ordinance was passed in 1993 NO city in state of Utah enforced any ordinance after 10 years... If you call to neighboring cities like Sandy, Murray, Midvale Cottonwood, and SL county They Say No...Two city counsels they said they are going to change these old ordinances should have 5-10 year limits.

Response

It appears that the appellant believes that any ordinance adopted by the City which is more than 10 years old, is not “enforced” or no longer in effect. Our entire City Code is built upon ordinances that have been passed and adopted in some cases much longer than 10 years ago. Governance would be very difficult if adopted ordinances expired after 10 years. This is simply not the case. Ordinances are in effect until they are replaced by a new regulation or repealed by the City Council.

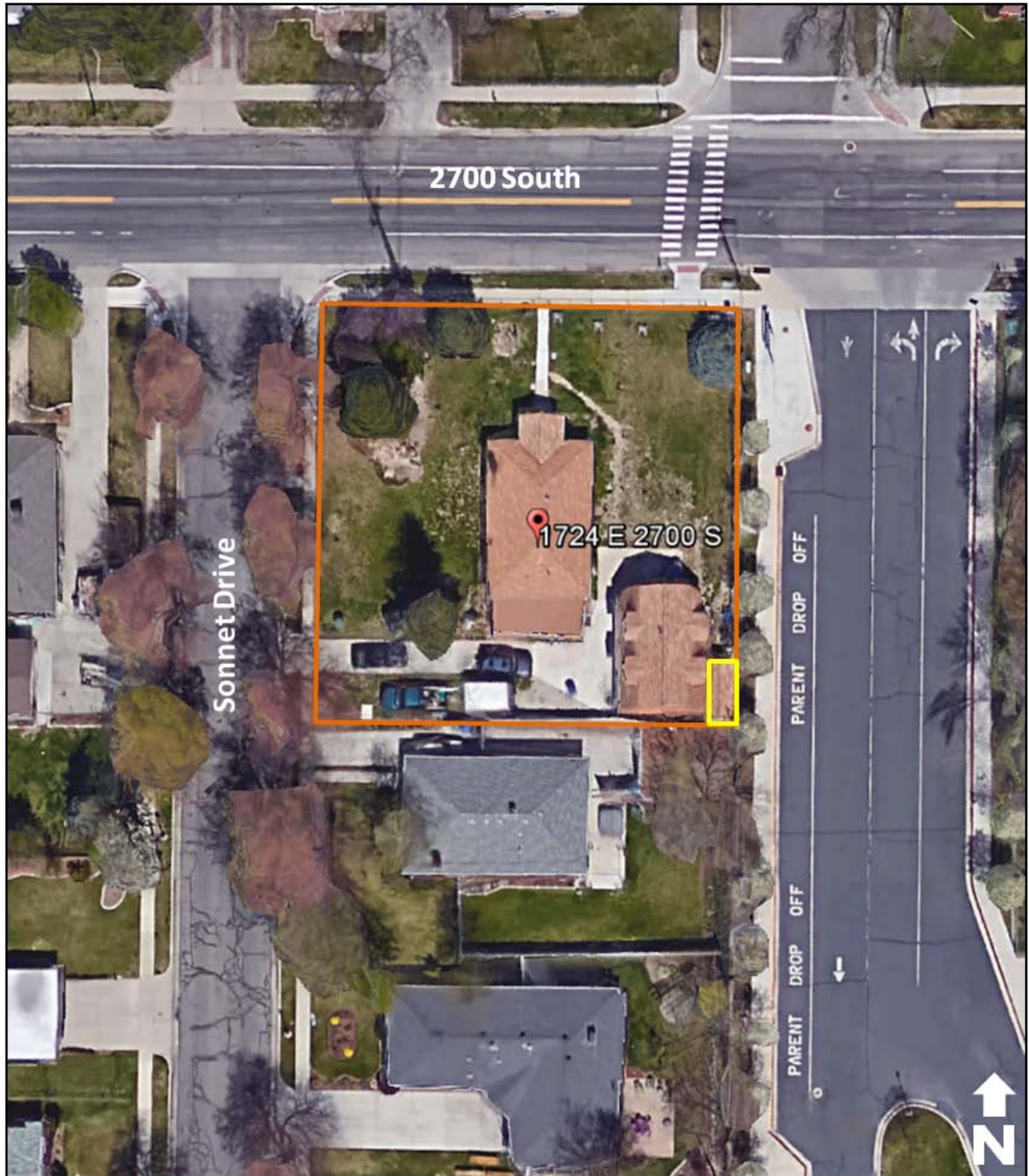
SUMMARY:

Although the appellant states that he received permission to exceed the maximum footprint of 720 square feet for all accessory buildings on his lot, approval could not have been given because it is not allowed per the zoning ordinance. This appeal is in effect petitioning the Planning Commission to waive the 720 square foot size restriction for accessory structures, but the Planning Commission does not have the authority to grant that request either. This appeal is simply exhausting administrative processes so that the applicant can go through the full appeal process to District Court if he so chooses.

NEXT STEPS:

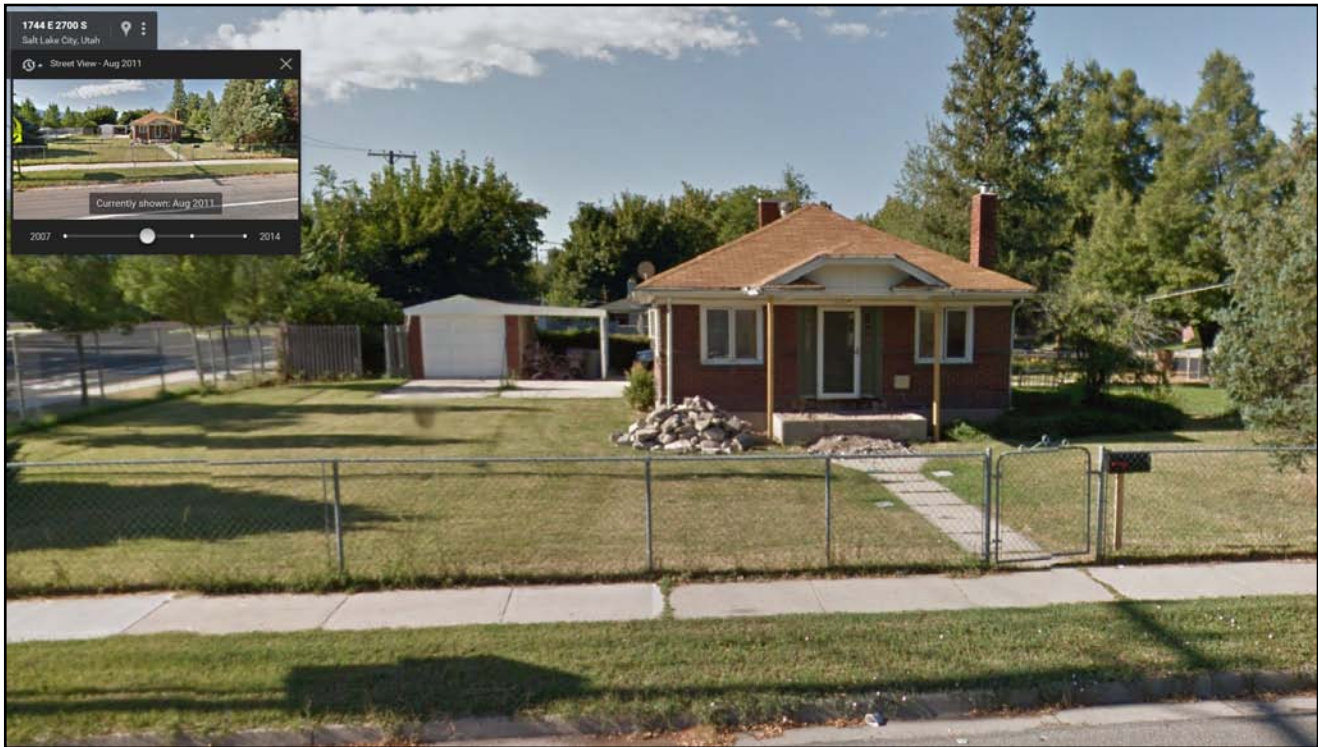
The Planning Commission cannot authorize square footage of accessory structures that exceed 720 square feet. The decision rendered by the Planning Commission can be appealed to the Salt Lake City Appeals Hearing Officer within 30 days. The applicant has already filed for that appeal and it will be moved forward and scheduled for hearing unless the applicant indicates otherwise.

ATTACHMENT A: SITE MAP



 Subject Property  Subject Accessory Building

ATTACHMENT B: SITE PHOTOS



Google Earth Street View (August, 2011)



Google Earth Street View (October, 2012)



Looking Towards the East (2016)



Looking Towards the South (2016)

ATTACHMENT C: PERMIT & ENFORCEMENT HISTORY

Re: Violations for the property located at 1724 E. 2700 S. – property owner Amir Cornell

The following is a timeline of all *pertinent* permit, inspection and enforcement information/issues related to the detached garage and property violations at 1724 E. 2700 S.:

12-20-2011: Application applied for a special exception to construct an over-height garage in an R-1-7000 zoning district [PLNBOA2011-0755]. See attachment #1. This special exception was granted on January 31, 2012 based on the following applicable findings per the plans as submitted:

- The Zoning Administrator finds that the proposed in-line addition meets the standards of review.
- No additional dwelling units are proposed as part of this application.
- The addition is a legitimate architectural component of the building which is designed to be compatible with the original structure.
- There are no windows proposed on the roof or second floor.

1-26-2012: Zoning enforcement letter per HAZ2012-00136 mailed for unlicensed vehicles on the property, new building materials on an existing garage without a permit. Enforcement is still in progress for the vehicles and junk.

2-24-2012: Application applied for a Building Permit [BLD2012-01544] to demolish the existing garage and build a new one pursuant to PLNBOA2011-0755.

3-1-2012: The first zoning review is completed and e-mailed to the applicant, where it is found that the plans submitted for the building permit do not match that as approved per the special exception - PLNBOA2011-0755. It is noted in the plan review that:

- The findings for this proposal stated that there are no windows proposed on the roof or second floor. The plans submitted for permit issuance clearly show windows on the roof and second floor. These windows will need to be removed from the plans, or a modification of PLNBOA2011-0755 will need to be submitted to the Planning Department.

3-2-2012: The property owner discussed the changes to plan [BLD2012-01544] with Building Services and the plans were released.

3-5-2012: The property owner returned plans [BLD2012-01544] to the Planning Division showing the garage elevation changes and addition of windows on the roof and gable. Modified Findings of Order for PLNBOA2011-0755 approved with the following finding change:

From: *There are no windows proposed on the roof or second floor.*

To: *There is a window in the side gable, and a dormer above the garage. These windows are allowed as design features, provided they do not face the adjacent property.*

3-6-2012: Building Services received the updated Findings of Order where it is noted that *this* addresses one of the concerns, regarding windows, per the first zoning review. All other issues on the plan are yet to be resolved.

3-7-2012: Building Services received a new site plan/elevations for plan [BLD2012-01544] addressing all of the zoning issues.

3-16-2012: Building permit BLD2012-01544 issued to demolish the existing garage and build a new one pursuant to the modified Findings and Order. "*Storage only in roof area*" noted on the elevations. See attachment #2.

3-23-2012: Application applied for an Electrical Permit [BLD2012-02247] to the new detached garage. Completed and passed on 8-28-2015.

8-15-12: Plumbing Permit applied for a simple cold-water wash-up (slop) sink in the accessory garage [BLD2012-06036]. Completed and passed on 8-21-2015. Note on previous inspection states "no other fixtures".

8-29-2012: Building Final [BLD2012-01544] for detached garage - Inspections of the structure completed and passed.

7-17-2014: Application applied for a Mechanical Permit [BLD2014-05083] – Gas line replacement.

7-18-2014: Mechanical Permit Inspection notes for BLD2012-05083: Plastic gas line has been taken for the main building to the detached garage on the south west corner of the lot. Gas line has been installed underground without any record of a trench inspection. Gas line has been attached to the detached garage on the northwest corner and the gas line has 3 ft. of exposed plastic line and fittings. Please provide the listing for the exposed pipe and fittings. Owner on site has indicated that all gas lines to the detached building are new. Owner did not have any approved plans on site.

8-1-2014: Mechanical Permit Inspection notes for BLD2012-05083: Need to test gas line; need # 18 tracer wire installed with buried gas line; and, water heater in garage needs to be 18" above the floor. - ***This is the first mention of a water heater in the garage. No indication that a permit has been applied for a water heater up to this date.***

8-15-2014: Mechanical Permit [BLD2012-05083] for gas line passed. Pressure test complete.

7-27-2015: Zoning enforcement case created [HAZ2015-02128]. Inspection finds that the detached garage has a loft area and is also advertised for rent. There is outdoor storage on the lot. Weed violations.

7-28-2015: Zoning warning letter for HAZ2015-02128 mailed citing violation[s]: illegal conversion of loft over garage to dwelling space, plumbing & mechanical without permits, outdoor storage, and landscape violations.

7-29-2015: Application applied for Mechanical Permit [BLD2015-05861] – Installation of a furnace in detached garage. Complete and passed on 8-24-2015.

8-5-2015: Building Services issued a Notice and Order and placed a Certificate of Noncompliance for work completed to convert the storage space in the garage to a loft for habitable space, and work done beyond the scope of the permit BLD2012-01544. HAZE to continue enforcement on the illegal unit, outdoor storage and the landscape violations.

8-12-15: Zoning enforcement inspection reveals that the loft has not been corrected and that outdoor storage still remains. Review of the plans for the garage is 700 sq ft. which makes two other sheds found on the property (not shown on the original site plan) in violation of the 720 sq ft max allowed for accessory structures.

8-18-15: Another zoning warning letter for HAZ2015-02128 mailed, citing violation[s]: Outdoor storage, illegal use of garage loft and too many accessory storage structures - exceeds 720 sq. ft.

9-1-2015: Thirty-day Notice and Order mailed to property owner. List of violations include: illegal use of garage loft/remodel without permits and change of use; too much accessory storage in square feet, where two sheds will need to be removed because the garage is 700 sq ft.; and, outdoor storage scattered around the property. ***Inspection research shows that these structures were added after construction of the garage was complete.***

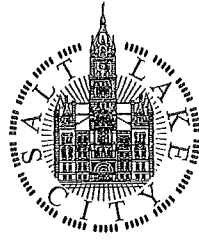
9-23-2015: Final warning of the notice of violations issued on 9-1-2015 mailed.

10-7-2015: Decision to postpone fines, where the city will generate one compliance letter and date for all remaining violations on the property. A new Notice and Order will be issued 30 days before the due date, which is to be determined.

ATTACHMENT D: CITY ATTORNEY LETTERS

RALPH BECKER
Mayor

MARGARET PLANE
CITY ATTORNEY



November 4, 2015

Via U.S. Mail and E-mail

Amir Cornell
1724 East 2700 South
SLC, Utah 84106
amircornell@aol.com

Dear Mr. Cornell,

In January 2012 you applied for and received a special exception and a permit to build a garage on your property at 1724 East 2700 South in Salt Lake City. Since that time, you have received several notices and other communications from City officials addressing building and zoning issues associated with your garage and your property. We are also aware that you have contacted and written to various City employees regarding these same issues. The purpose of this letter is to clarify the City's position on all of these issues and to clarify in one concise statement (a) the nature and extent of the building and zoning violations that exist on your property, (b) the time period available to remedy or otherwise resolve those violations, (c) the appropriate individuals at the City to contact regarding these issues, and (d) your rights to protest or appeal the City's decisions on these issues.

A. **Building and Zoning Code Violations.** After a thorough review of the background, history and the current status of your property, we want to confirm that the following building and zoning violations currently remain unresolved on your property.

1. The construction of the garage does not match the permit granted by the City. To remedy this problem, you must either modify the garage to match the plans approved by the City, or request a modification of your special exception and the approved plans to match the garage as constructed.
2. The second story of the garage may not be used as living space, and all improvements installed in the garage in an attempt to create or to support such living space must be removed. The second story of the garage may be used for storage only.
3. You must apply for and obtain a building permit for the driveway that has been installed on the property.

4. The accessory storage building on the property (the remaining shed), which was added after the construction of the garage, must be removed because the garage and the shed exceed the 720 square feet maximum allowed for accessory buildings on the property.

5. All motor vehicles on the property must either be registered and licensed, stored in the garage, or removed from the property.

6. Outdoor storage of building materials, furniture and other similar items is not permitted. Any such items should either be stored in the house or in the garage, or removed from the property.

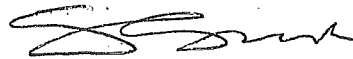
B. **Deadline.** We understand that you are working to resolve these issues, and that you are also seeking a change in the City ordinance that you hope will allow you to use the garage as additional living space. For that reason, the City will not take any further enforcement action on these issues until January 2016. Please be informed, however, that if these violations have not been resolved by January 4, 2016, civil fines will begin to accrue, and the City will proceed with other appropriate measures to obtain compliance with the applicable City ordinances.

C. **People to Contact.** If you have any questions about the information in this letter, you or your attorney may contact me regarding any legal issues, or you may contact Carol Gent (801-535-6004) regarding the building and zoning violations.

D. **Protests or Appeals.** If you disagree with or wish to appeal any of the decisions made by the City with respect to your property, you may file a protest or an appeal in compliance with the terms set forth in the City ordinance and in the Utah Code. Please consult with your attorney as to the process and time frame for filing such actions.

We hope that this letter clarifies any confusion as to the issues that need to be resolved on your property and the time available to do so.

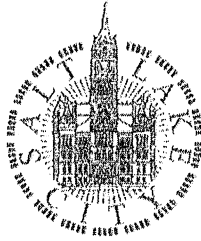
Sincerely yours,



Samantha J. Slark
Senior City Attorney

JACKIE BISKUPSKI
Mayor

MARGARET PLANE
City Attorney



January 7, 2016

Amir Cornell
1724 East 2700 South
Salt Lake City, UT 84106

Dear Mr. Cornell,

On November 4, 2015, the City mailed you a letter outlining the zoning violations on your property. At your request, Lynn Pace and I met with you on December 7, 2015, to discuss the violations identified in that letter. As identified in the November 4, 2015 letter, one of the zoning violations is the fact that the garage you constructed on your property does not match the special exception permit you were granted by the City for that garage. At the conclusion of the meeting you indicated that you understood that to resolve that violation you need to either (1) modify the garage to match the special exception permit you received, or (2) submit a new application and receive a new special exception permit that authorizes the construction of the garage you built.

On December 30, 2015, you came to the City & County Building with an application for a new special exception permit, but you protested the filing fee and left without paying it. Accordingly, City staff could not start processing your application.

It appears that you reconsidered that decision as I am informed that you have now filed the application and paid the filing fee. City staff are processing the application.

This letter is to inform you that the City will withhold any further enforcement action on your property, including imposing fines, until a decision is made on your application for a special exception permit.

However, please be advised that you will be required to remedy all violations identified in the November 4, 2015 letter and you should use this time to take steps to remedy those violations and avoid the imposition of fines once a decision on the special exception permit is issued.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Slark".

Samantha J. Slark
Senior City Attorney

HB #50320

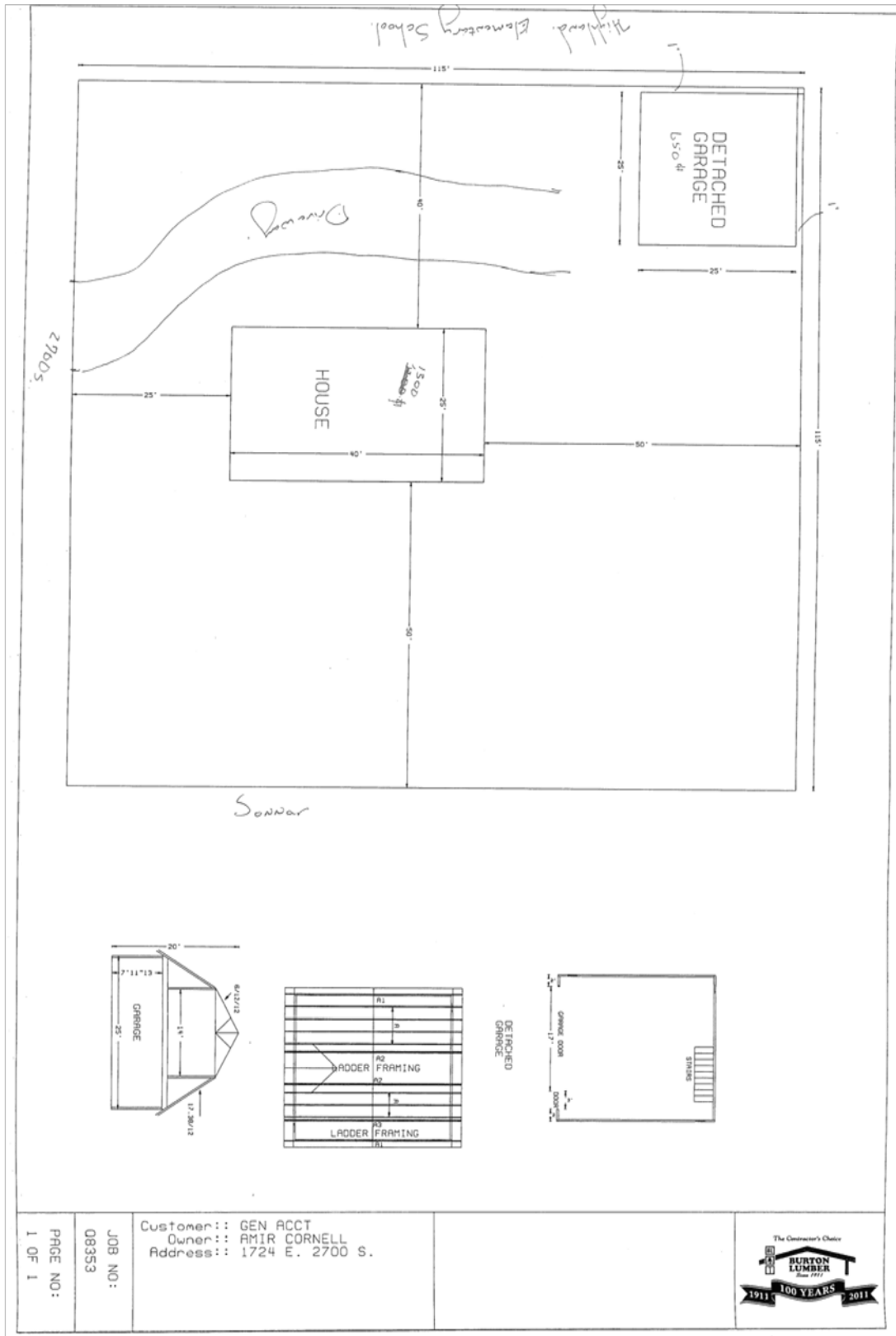
CITY ATTORNEY'S OFFICE

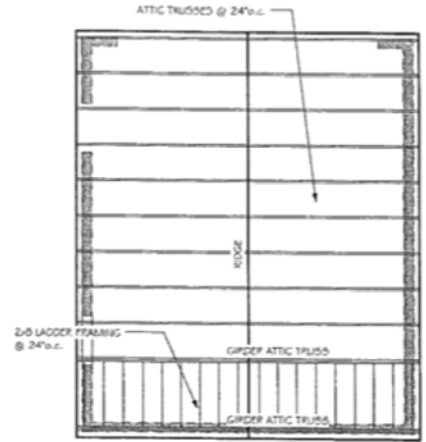
451 SOUTH STATE STREET, ROOM 505A
P.O. BOX 145478, SALT LAKE CITY, UTAH 84114-5478

WWW.SLCGOV.COM
TEL 801-535-7788 FAX 801-535-7640

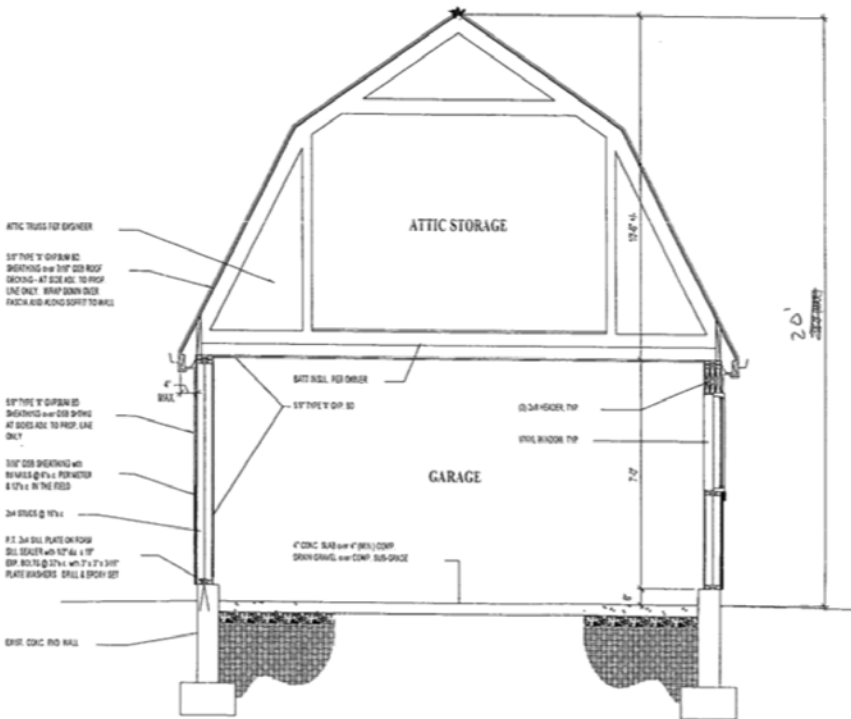
ATTACHMENT E: APPLICATION MATERIALS (2012)

Site and Building Plans for Special Exception (PLNBOA2011-00755)

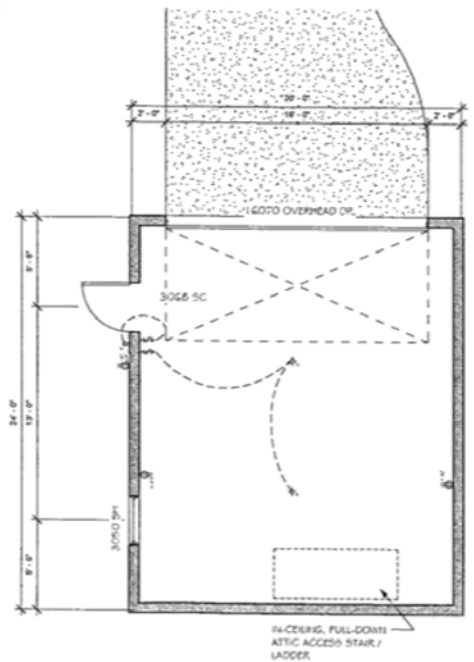




GARAGE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



GARAGE SECTION
SCALE: 1/2" = 1'-0"



GARAGE PLAN

Findings and Order for Special Exception (PLNBOA2011-00755)

ZONING ADMINISTRATOR CASE PLNBOA2011-00755 PLANNING COMMISSION FINDINGS AND ORDER

This is a request by Amir Cornell at 1724 East 2700 South, for a special exception to construct a garage that exceeds the maximum height limit in the R-1-7000 Single Family Residential Zoning District. The applicant is proposing to replace an existing garage with a new one that is approximately 20 feet above existing grade.

The new garage will meet all other zoning requirements. The construction represents a legitimate architectural addition and the materials are designed to be compatible with the original structure.

STANDARDS OF REVIEW:

Accessory building height, in excess of the permitted height is a special exception provided the following criteria are met:

- a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
- b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.
- c. No windows are located in the roof or on the second level unless it is a design feature only.
- d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in chapter 21A.40.052.

FINDINGS:

- The Zoning Administrator finds that the proposed in-line addition meets the standards of review.
- Notice of the application was sent to all abutting property owners on January 18, 2012.
- The appeal period for the project expired on January 30, 2012.
- No appeal of the project was received.
- No additional dwelling units are proposed as part of this application.
- The addition is a legitimate architectural component of the building which is designed to be compatible with the original structure.
- There are no windows proposed on the roof or second floor.

ORDER:

The special exception **for the described over height garage** is granted subject to the following conditions:

1. Construction plans must conform to the requirements of the adopted Building Code.
2. The special exception will expire if a permit has not been taken out or an extension granted within 12 months from the date of this order.

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

Dated in Salt Lake City, Utah, this 31st day of January, 2012.



Ray Milliner
City Planner

Site and Building Plans for Building Permit (BLD2012-01544)

APPROVED

- TRANSPORTATION DEPT
- ZONING DEPT
- PUBLIC WORKS - 2A Ave Plumber 2011-00 735
- ENGINEERING DEPT
- FIRE DEPT
- DEPARTMENT OF INCORPORATION
- POLICE DEPT
- PUBLIC UTILITIES



BUILDING PERMIT ONLY
ANY PLUMBING, ELECTRICAL
AND MECHANICAL WORK
MUST BE AUTHORIZED BY
SEPARATE PERMIT

- Lot total area 19,500 sq ft
- Minimum House 50' x 70' = 14,500 sq ft
- Property Area 50' x 70' = 14,500 sq ft (Less than 50% of house) (19,500)
- Area Lot 40' x 50' = 2,000 sq ft, 40' x 70' = 2,800 sq ft = 20% coverage
- Lot 130' x 150' = 19,500 sq ft = 100% coverage of lot

ALL PRODUCTS & COMPANY
PROVIDED BY CONTRACTORS ON
THIS PROJECT MUST BE
REGISTERED TO MANUFACTURERS
SPECIFICATIONS AND APPROVED
PRODUCTS LISTINGS.

THIS BUILDING MUST COMPLY
WITH THE 2006 IBC, INCLUDING
CODES AND NOT APPLICABLE
LOCAL STATE REQUIREMENTS TO
THIS CODE.

NOTE: A FIELD REPORT IS
REQUIRED ON ALL SINGLE
FAMILY DWELLINGS, BEFORE
FINAL INSPECTION WILL BE
APPROVED.

NOTE:
A SCHEDULED VALUE IS REQUIRED ON
ALL WORK BEING DONE WITH FINISH
WORK. THIS REPORT MUST BE
FORWARDED TO THE CONTRACTOR
BEFORE FINAL INSPECTION. ALL
TO BE DONE BY THE CONTRACTOR.

NOTE:
BUILDING INSPECTIONS ARE NOT
CHALLENGE AND APPROVAL DOES NOT
RELIEVE THE CONTRACTOR OF
THEIR FULL COMPLIANCE OF ALL APPLICABLE
CODES AND ORDINANCES.

LANDINGS REQUIRED AT ALL
DOOR EXITS. UNLESS SPACES
WITH 2 IN MORE WIDTH.

NOTE:
SEE STRUCTURAL
CALCULATIONS FOR ANY
ADDITIONAL REQUIREMENTS.

NOTE: REBAR BARS
MUST BE 4" DIA.
E.G. 4" DIA.

ALL PORTIONS OF THE ATTIC
MUST BE VENTILATED, INCLUDING
THE ATTIC AT PORCHES
E.G. 4" DIA.

FLASHPAN REQUIRED FOR
FLASHING ROOF SEAL, SHALE, BRICK & ALL
EXTERIOR ROOFING MATERIALS
AS SPECIFIED IN REQUIREMENTS.

ATTIC INSULATION MUST BE
INSTALLED AND VERIFIED
BEFORE FINAL INSPECTION WILL
BE APPROVED.

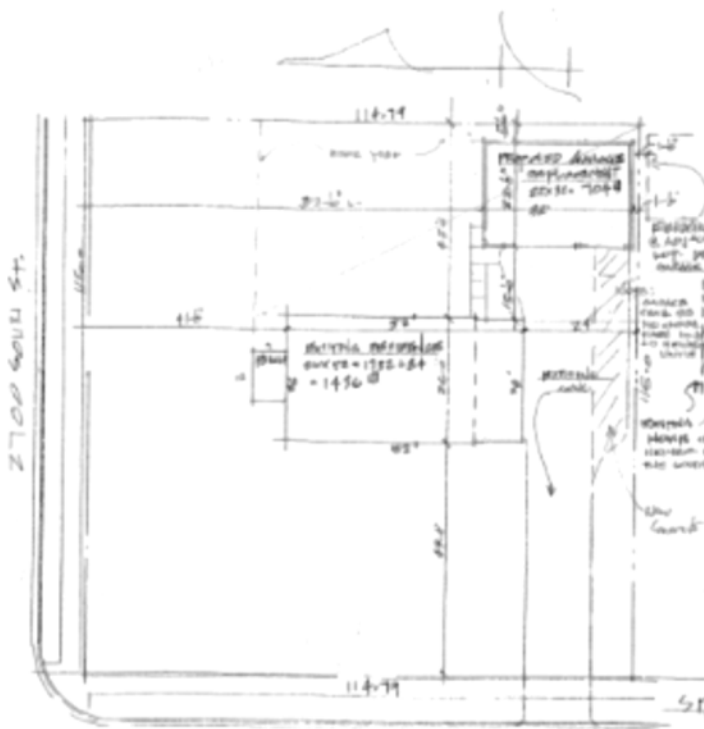
NOTE:
ALL WORK MUST COMPLY
WITH INTERNATIONAL RESIDENTIAL
CODE.

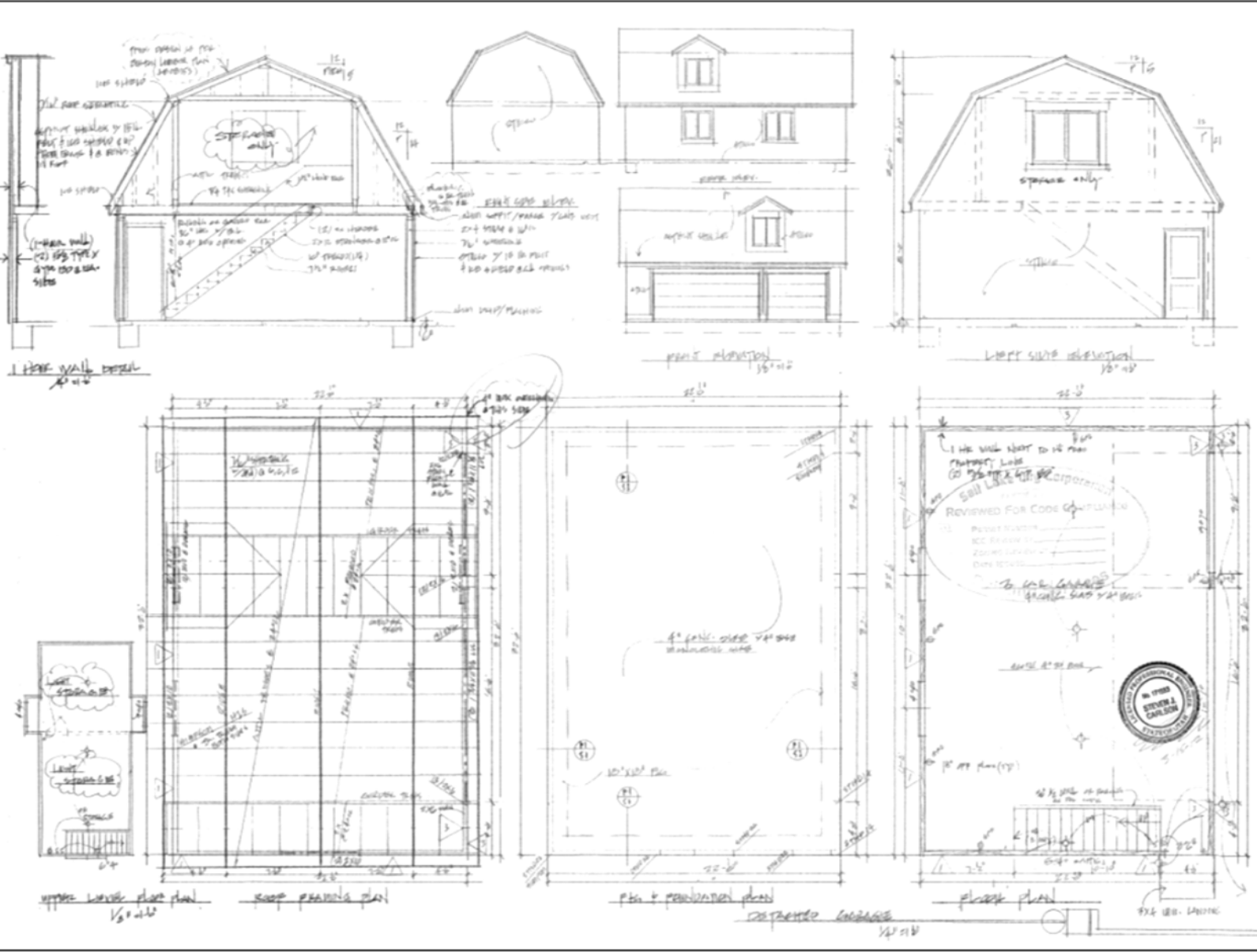
NOTE: APPROVED PLANS ON
SITE FOR ALL INSPECTIONS.

SEE THE TEST AND
FOR THE 2006 IBC
7.03.01 AND

I HAVE READ AND AGREE TO COMPLY WITH
ALL THE-USE CONDITIONS STATED IN
THE APPROVED SET OF PLANS AND OTHER
RELATED DOCUMENTS. I UNDERSTAND
AND AGREE TO BE RESPONSIBLE FOR
REPORTING ALL VIOLATIONS TO THE
APPLICABLE CODES AND ORDINANCES.

- SEE PLAN NOTES
1. ALL IMPROVEMENTS SHALL COMPLY WITH THE SPECIFICATIONS AND STANDARDS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). INSTALL ON OR UNDER EXISTING FOUNDATIONS. CONSTRUCTION SHALL BE DONE BEFORE FINISHING WORK.
 2. ALL EXISTING WALLS SHALL BE REINFORCED WITH STEEL REINFORCEMENT. IN THE EVENT THE PUBLIC RIGHT OF WAY, WATER FLAG ZONING, AND APPROVED WALLS BE EXISTING.
 3. CONTRACTOR SHALL VERIFY LOCATION, SET AND ADEQUACY OF EXISTING UTILITIES. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OWN SURVEY.
 4. CURB AND GUTTER SHALL BE AS PER STANDARD REQUIREMENTS FOR THE "F" OR APPROVED EOL.
 5. ALL EXISTING WALLS IN THIS ZONING DISTRICT SHALL BE REINFORCED WITH STEEL REINFORCEMENT. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS PER THE SURVEY AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 7. TYPICAL DETAILS SHALL APPLY UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL VERIFY THAT ALL DETAILS ARE CORRECT AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 8. ALL DIMENSIONS OF CONSTRUCTION SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS OF CONSTRUCTION SHALL BE MEASURED TO THE FACE UNLESS OTHERWISE SPECIFIED.
 10. FOR STRUCTURAL WALLS, CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 11. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 12. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 13. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 14. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 15. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 16. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 17. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 18. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 19. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.
 20. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT IS INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC. CONSTRUCTION OF EXISTING WALLS SHALL BE DONE BEFORE THE START OF THE NEW CONSTRUCTION. FINISH WORK SHALL BE COMPLETED BEFORE THE START OF THE NEW CONSTRUCTION.





ATTACHMENT F: APPEAL APPLICATION



Appeal of a Decision

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project # Being Appealed: SPECIAL EXCEPTION PLN PCM 2015-01034	Received By: <i>Guy Mikolash</i> <i>Chris Lee</i>	Date Received: 1/27/16
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Appealed decision made by:

Planning Commission Administrative Decision Historic Landmark Commission

Appeal will be forwarded to:

Planning Commission Appeal Hearing Officer Historic Landmark Commission

Project Name: *6x16 = shed NEXT TO Garage / AMIR CORNELL Appeal*

PLEASE PROVIDE THE FOLLOWING INFORMATION

Decision Appealed: *PLN PCM 2015-01034* *CONDITION TO REMOVE shed ADJACENT TO GARAGE*

Address of Subject Property:
1724 E. 2700 S.

Name of Appellant: *AMIR CORNELL* Phone: *801-915-5299*

Address of Appellant:
same

E-mail of Appellant: *AMIR.CORNELL@AOL.COM* Cell/Fax:

Name of Property Owner (if different from appellant):

E-mail of Property Owner: Phone:

Appellant's Interest in Subject Property:

AVAILABLE CONSULTATION

➔ Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

APPEAL PERIODS

➔ An appeal shall be submitted within ten (10) days of the decision.

REQUIRED FEE

- ➔ Filing fee of \$243.
- ➔ Plus additional fee for required public notices.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:  Date: *2/2/2016*

2/4/16 Updated 7/8/15

SUBMITTAL REQUIREMENT

See The ATTACHMENT Page 1 thru 4

A written description of the alleged error and the reason for this appeal.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Additional Guidelines for Those Appealing a Planning Commission or Landmarks Commission Decision

A person who challenges a decision by the Planning Commission or the Landmarks Commission bears the burden of showing that the decision made by the commission was in error.

The hearing officer, according to state statute, must assume that the decision is correct and only reverse it if it is illegal or not supported by substantial evidence in the record.

“Substantial evidence” means information that is relevant to the decision and credible. Substantial evidence does not include public clamor and emotion. It involves facts and not mere speculation. A witness with particular expertise can provide substantial evidence, but conjecture and public opinion alone are not substantial evidence.

The “record” includes information, including the application by the person seeking approval, the staff report, the minutes of the meeting, and any information submitted to the commission by members of the public, the applicant or others, before the decision was made. It does not include facts or opinion, even expert opinion, expressed after the decision is made or which was not available to the commission at the time the decision was made.

A decision is “illegal” if it is contrary to local ordinance, state statute or case law, or federal law. An applicant is entitled to approval if the application complies with the law, so a person challenging a denial should show that the application complied with the law; a person challenging an approval should show that the application did not conform to the relevant law. Issues of legality are not restricted to the record of the decision, but the facts supporting or opposing the decision are limited to those in the record.

With regard to the factual information and evidence that supports a decision, the person bringing the appeal, according to a long line of decisions handed down by the Utah State Supreme Court and the Court of Appeals, has a burden to “marshal the evidence” and then to demonstrate that the evidence which has been marshaled is not sufficient to support the decision.

The appellant is therefore to:

1. Identify the alleged facts which are the basis for the decision, and any information available to the commission when the decision is made that supports the decision. Spell it out. For example, your statement might begin with: “The following information and evidence may have been relied upon by the Commission to support their decision . . .”
2. Show why that basis, including facts and opinion expressed to the commission is either irrelevant or not credible. Your next statement might begin with: “The information and evidence which may have been relied upon cannot sustain the decision because . . .”

If the evidence supporting the decision is not marshaled and responded to, the hearing officer cannot grant your appeal. It may be wise to seek the advice of an attorney experienced in local land use regulation to assist you.



I ^{ve} had pictures on my Galaxy S cell phone I
got Robbed last year. I wish I had Had a PY
Come n visit Me. Love to have!!
Did

~~NO~~

To Whom May it concern;

My Name is Amir Cornell I live in 1724 E So 2700 So. In 2011 I lost my House up in Avenue because of ressestion .I bought 3 bedroom house in sugerhouse with help of friends. When I bought the house its in bad shape. On the corner lot there was shed 90 Sft covers shurrb and vines . The previous owner use it for this small engine. It was 4 pieces 6by 7 and 6by 16 easy to disassemble bought from ThufShed.. In March 2012 I decided to demolish old garage and put new garage . I visited Salt lake city Building Service Rep. I showed him my rough drawing plan . There was 8' from garage to fence and garage drawing 720' . he asked me what is 8' distance I explained when I bought house there was a shed 6' by 16' came with house covered by 6' tall fencing cider with 3' gate . He said as long its not over 200 SF U b fine. He didn't say Nothing else . Then he indicated my special exception form because my garage was 20' tall and storage on the top the garage. .After Garage was built I put assembled the shed . MY mistake was didn't put cider fencing or 6"vinyl fencing and left it with chain link fencing. All my neighbors have 6' ft vinyl or cider fencing Nobody can see inside their properties.

I am using 20% of my property instead 40% . The ordinate was passed in 1993 NO city in state of Utah enforced any ordinate after 10 years. If you call to neighboring cities like Sandy , Murray , midvale Cottonwood , and SL county They Say No

In 1993 population Salt lake city was 151 K today Salt Lake population is over 500K . I 15 was 3 lane Today 6 lanes. Two city counsels they said they are going to change these old ordinates should have 5- to 10 years limits . It is hard to do improvements in your house in City of Salt lake city. Example Old SLC chief of Police Chris Burbank . He said too many rules and regulations He had to sell his house in sugerhouse No profit and moved to West Jordan . Unfortunately Old Mayer couldn't change either.

I am requesting to compromise and allow my shed stay I am using 20% of my lot. I had talked to Ross (Rocky) Anderson attorney and old SLC city attorney they indicted ask for 100 delay to remove the shed we have enough time to take this case to 3rd district court judge for 2nd ruling. They believe it is not citizen fault to give all information

If building service officer was telling me about the ordinate Today we don't that problem building Garage for 660 Not 720 Sft

I had a phone call State Representative he is introducing a bill No city in State of Utah should enforce Ordinate over 10 years and State of Utah cities and Counties should be similar to each other Thank you for taking your time reading my appeal.

As Always
Amir Cornell .



Did u know over 50% of SLC staff and employees
Don't leave in Salt Lake city.

Did U know if my place was in Murray, Midvale, Sandy, Lehi
any city in state of Utah we don't have any issues, thank

ATT: Greg Mikolash AICP

21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:

B. Maximum Coverage:

From: Amir Correll

1. Yard Coverage:

- a. In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line.
- b. The combined coverage for all hoop houses, greenhouses, and cold frames shall not exceed ten percent (10%) when located on vacant lots or, when located on a lot with a principal building, shall not exceed fifteen percent (15%) of the total area located between the rear facade of the principal building and the rear lot line plus the side yard area between the front and rear facades of the principal building.

2. Building Coverage: At least by 1995

- a. In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of seven hundred twenty (720) square feet for a single-family dwelling and one thousand (1,000) square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred eighty (480) square feet with an additional one hundred twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least four hundred eighty (480) square feet of accessory building coverage shall be allowed subject to the compliance with subsection B1 of this section.
- b. The combined coverage for all hoop houses, greenhouses, and cold frames shall not exceed thirty five percent (35%) of the building footprint of the principal structure.

Thank U Greg. would U please submit this page to my Document I ~~sent~~ brought to U

Thank U
Amir

801 548 7949
Thomas Freed Handy Man

He was the guy disassembled
when I bought the house ²⁰¹¹ and he re-
assemble it when garage was done in 2012





SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Feb 04, 2016

APPEAL APPLICATION

1724 E. 2700 S.
SALT LAKE CITY, UT

Project Name: APPEAL OF AN ADMINISTRIVE DECISION

Project Address: 1724 E 2700 S

Detailed Description:



* P L N A P P 2 0 1 6 - 0 0 0 8 9 *

APPEALING SPECIAL EXCEPTION - PLNPCM2015-01034

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1310477							
Filing Fee	1	06	00900	125111	\$243.00	\$0.00	\$243.00
Postage for Planning Petitions	5	06	00900	1890	\$2.45	\$0.00	\$2.45
Total for invoice 1310477					\$245.45	\$0.00	\$245.45
Total for PLNAPP2016-00089					\$245.45	\$0.00	\$245.45

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNAPP2016-00089
Total Due: \$245.45



* P L N A P P 2 0 1 6 - 0 0 0 8 9 *

www.slpermits.com

Treasurer's Office
Ref# 1353018
PL PLNAPP2016-00089 Check
\$245.45 2/4/2016

Please Keep This
Box Clear

ATTACHMENT G: SPECIAL EXCEPTION (PLNPCM2015-01034) FINDINGS AND ORDER AND APPLICATION



FINDINGS AND ORDER
1724 E 2700 S
Petition: PLNPCM2015-01034
January 26, 2016

This is a request by Amir Cornell to utilize the space above the existing garage on his property at 1724 East 2700 South as hobby shop. Additionally, a special exception is also being sought for additional accessory building height because the garage exceeds the maximum height limit of 17 feet by an additional 3 feet. There is one single family dwelling on the subject property and it is located in the R-1/7000 (Single Family Residential) zoning district.

STANDARDS OF REVIEW

Section 21A.52.060: Standards and Considerations for Special Exceptions

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

Section 21A.52.030: Special Exceptions Authorized

- 1. Accessory building height, including wall height, in excess of the permitted height provided:
 - a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
 - b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.
 - c. No windows are located in the roof or on the second level unless it is a design feature only.
 - d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.

- d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.
14. Hobby shop, art studio, exercise room or a dressing room adjacent to a swimming pool, or other similar uses in an accessory structure, subject to the following conditions:
- a. The height of the accessory structure shall not exceed the height limit established by the underlying zoning district unless a special exception allowing additional height is allowed.
 - b. If an accessory building is located within ten feet (10') of a property line, no windows shall be allowed in the walls adjacent to the property lines.
 - c. If the accessory building is detached, it must be located in the rear yard.
 - d. The total covered area for an accessory building shall not exceed fifty percent (50%) of the building footprint of the principal structure, subject to all accessory building size limitations.

FINDINGS:

- The Zoning Administrator finds that the proposed over-height accessory structure generally meets the standards of review found in 21A.52.060 and 21A.52.030 if certain alterations are made as delineated in the Order section below.
- Notice of the application was sent to all abutting property owners on January 8, 2016.
- The appeal period for the project expired on January 19, 2016.
- The height and slope of the roof of the accessory structure is compatible with the design of the principal structure.
- There are two accessory structures on the parcel. According to submitted plans, the garage has a footprint of 32 feet x 22 feet (704 square feet). A shed directly to the east of the garage has a footprint of 7 feet x 16 feet (112 square feet). The maximum footprint for all accessory structures on the lot cannot exceed 720 square feet.
- Two phone calls were received from neighbors voicing concerns and seeking additional information. They were both concerned about illegal activities on the parcel; particularly renting out the garage as a living unit. One of the callers also followed up with an email. They were informed that the applicant is currently under enforcement and that these applications are meant to bring the accessory building into compliance and eliminate the ability to use it as a living space.
- Submitted plans generally meet the standards of the Zoning Ordinance.

ORDER:

The special exception for **additional height of an accessory structure with a hobby shop on the second level** is granted subject to the following conditions:

1. Any aggrieved party may appeal this administrative decision within 10 days to the Planning Commission pursuant to Chapter 21A.16 of the Zoning Ordinance.
2. The maximum height of the accessory structure shall not exceed 20 feet in height.
3. The space created by the extra height is to be used only as a hobby shop or for storage. It cannot be utilized for living space of any type and can only have plumbing for a basic sink.

and toilet. Any and all existing kitchen and bathroom plumbing lines, appliances, and fixtures must be removed with the exception of a basic sink and toilet.

4. Building permits must be obtained for work that has already been completed and for all work in the future to bring this structure into compliance. A permit must be applied for within 30 days of this special exception approval.
5. The additional accessory structure (shed) located directly to the east of the subject accessory structure must be removed from the property to maintain the 720 square foot maximum.
6. The accessory structure must conform to the requirements of the adopted Building Code.
7. Proposed construction shall meet all other applicable standards listed in 21A.40 of the Zoning Ordinance.

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

Dated in Salt Lake City, Utah, this 26th day of January, 2016.

A handwritten signature in black ink, appearing to read 'Christopher Lee', written over a horizontal line.

Christopher Lee
Associate Planner



Special Exception NOTICE OF APPLICATION

Planning Commission

Historic Landmark Commission

OFFICE USE ONLY

Project #: <i>PLNPGM 2015-01034</i>	Received By: <i>gm + AA</i>	Date Received: <i>12/30/15</i>	Zoning: <i>R-1/7000</i>
--	--------------------------------	-----------------------------------	----------------------------

Project Name:

Special Exception for Hobby Shop + Additional Height (accessory)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:

Modification of windows To Dormer

Address of Subject Property:

1724 E 2700 So - Salt Lake City UT 84106

Name of Applicant:

Amir Corral

Phone:

801 9155299

Address of Applicant:

1724 E 2700 So Salt Lake City UT 84106

E-mail of Applicant:

AmirCorral@Aol.com

Cell/Fax:

801 9155299

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

Amir Corral

E-mail of Property Owner:

Amir Corral @ Aol.com

Phone:

same

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
--	--

REQUIRED FEE

➔ Filing fee of \$243, plus cost of postage for mailing notice to abutting property owners and tenants

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

[Handwritten Signature]

Date:

12/30/2015

SALT LAKE CITY PLANNING

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

Written description of your proposal

2. Minimum Plan Requirements

One paper copy (24" x 36") of each plan and elevation drawing

A digital (PDF) copy of the each plan and elevation drawing - Guy Mikalack has this

One 11 x 17 inch reduced copy of each plan and elevation drawing + will insert it in Accela

3. Site Plan

Site plan (see *Site Plan Requirements* flyer for further details)

4. Elevation Drawing (if applicable)

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Type of construction and list the primary exterior construction materials

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

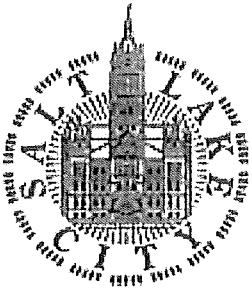
Adding dormers to over height accessory building

AVAILABLE CONSULTATION

→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Dec 30, 2015

AMIR CORNELL

1724 E 2700 S
SALT LAKE CITY, UT 84106

Project Name: ACCESSORY STRUCTURE DORMERS

Project Address: 1724 E 2700 S

Detailed Description:

*FVom: Amir Cornell
801 915 5299*

PLANNING COMMISSION

ATT: Anna

Planning/Zone Dept



* P L N P C M 2 0 1 5 - 0 1 0 3 4 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1298876							
Filing Fee	1	06	00900	125111	\$243.00	\$0.00	\$243.00
Postage for Planning Petitions	5	06	00900	1890	\$2.45	\$0.00	\$2.45
Total for invoice 1298876					\$245.45	\$0.00	\$245.45
Total for PLNPCM2015-01034					\$245.45	\$0.00	\$245.45

OFFICE USE ONLY
Intake By: AA1589

CAP ID #
PLNPCM2015-01034
Total Due: \$245.45



www.slcpemits.com



* P L N P C M 2 0 1 5 - 0 1 0 3 4 *

Treasurer's Office
Rep# 1351326
PL NPCM2015-01034 Check
\$245.45 1/5/2016

Please Keep
This Box Clear

ATTACHMENT H: MOTION

Potential Motion

Staff Recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission deny the appeal of the Findings and Order issued for Special Exception PLNPCM2015-01034.