

# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

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**To:** Salt Lake City Planning Commission  
**From:** Amy Thompson, (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)  
**Date:** May 25, 2016  
**Re:** PLNPCM2016-00136 – 477 N L Street In Line Addition

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## Special Exception

**PROPERTY ADDRESS:** 477 North L Street  
**PARCEL ID:** 09-32-154-009  
**MASTER PLAN:** Avenues  
**ZONING DISTRICT:** SR-1A-Special Development Pattern Residential District

**REQUEST:** Lisa Arnett, the architect representing the owner of the property located at 477 N L Street, is requesting a Special Exception for an in line rear addition to an existing building that is non-complying as to height and interior side yard setback regulations. There will be no change to the existing building height or the existing interior side yard setback with the proposed in line addition. The Planning Commission has final decision making authority for Special Exceptions.

**RECOMMENDATION:** Based on the findings listed in the staff report, it is the Planning Staff's opinion that the projects generally meets the applicable standards for a special exception for an in-line addition and therefore recommends that the Planning Commission approve the requests.

### ATTACHMENTS:

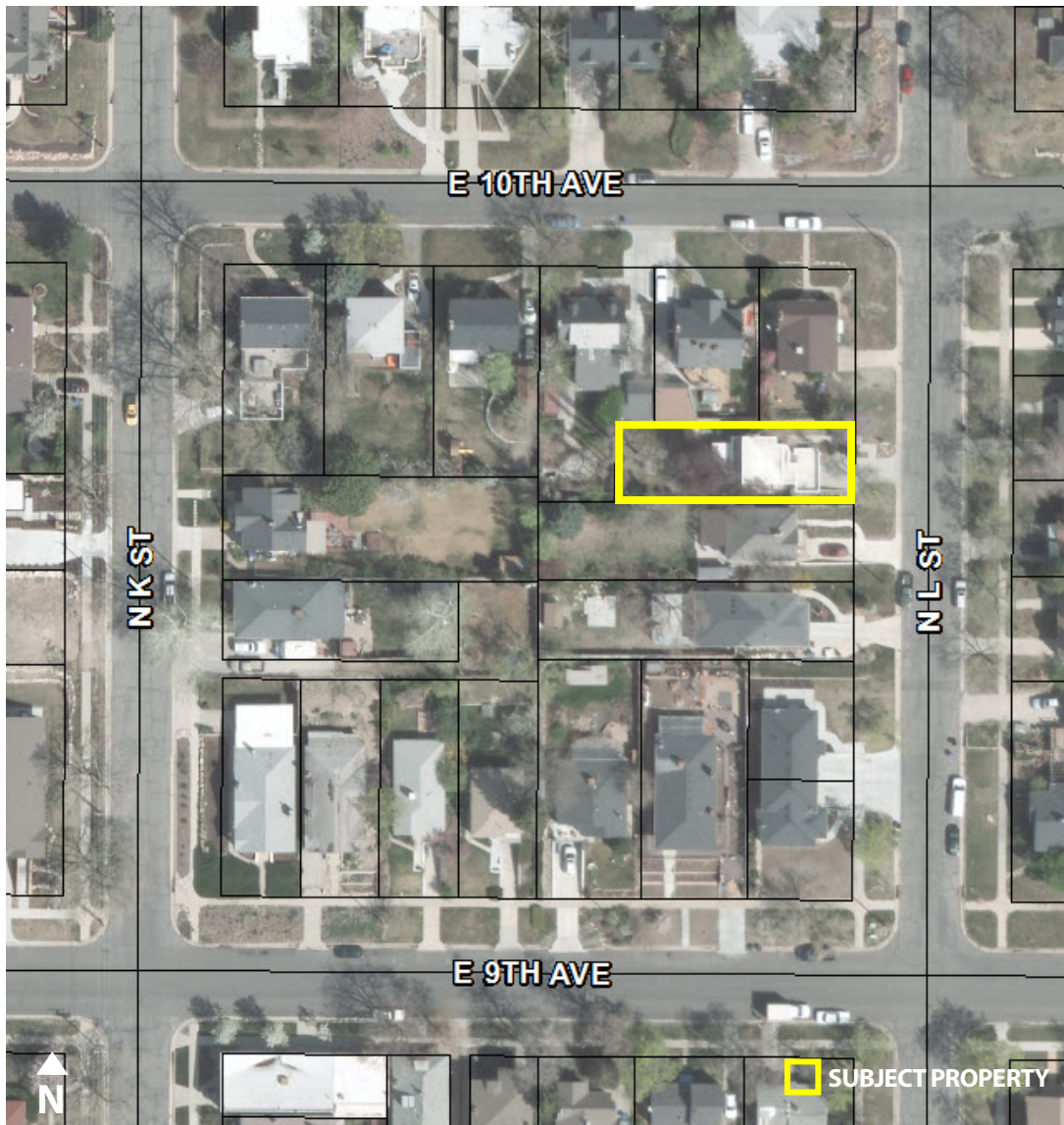
- A. [Vicinity Map](#)
- B. [Applicant Materials](#)
- C. [Site Photographs](#)
- D. [Zoning Standards](#)
- E. [Analysis of Special Exception Standards](#)
- F. [Public Process and Comments](#)
- G. [Motions](#)

**PROJECT DESCRIPTION:** This is a request by Lisa Arnett, the architect representing the property owners, for a Special Exception for an in line rear addition to an existing single family dwelling that is non-complying as to height and interior side yard setback regulations of the SR-1A zoning district. The subject property is located in the Avenues neighborhood, and the existing single family dwelling was constructed in 1939, as per the earliest permit record. The proposed rear addition is approximately 697 square feet, and the square footage of the existing structure with the proposed addition meets the maximum building coverage requirements of the SR-1A

zoning district. Exterior material for the proposed addition is white stucco and will match the existing structure.

The maximum height of a flat roof building in the SR-1A zoning district is 16 feet; the existing flat roofed structure has a height of approximately 21 feet 9 ½ inches, and therefore considered legal non-complying. The proposed addition has a maximum height of 21 feet 4 3/8 inches. The height of the proposed addition does not exceed the height of the existing dwelling.

In the SR-1A zoning district, where the width of a lot is forty seven feet (47') or narrower, the minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being 4 feet and the other side being 30% of the lot width minus 4 feet rounded to the nearest whole number. In the case of the subject property which has a lot width of 41 feet, the minimum side yard setbacks are 8 feet on the south side of the lot and 4 feet on the north side. The existing interior side yard setback on the south side of the lot is approximately 5 feet 7 5/8 inches, and therefore is considered non complying as to yard area. The proposed addition has a side yard setback of 7 feet 2 5/8 inches.



**KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, and public input.

**Issue 1: Elevation to a Planning Commission Hearing**

**Section 21A.52.040(5)(b)** of the Salt Lake City Municipal Code states that: *“The planning director or the planning director's designee may refer any application to the planning commission due to the complexity of the application, the significance in change to the property or the surrounding area.”*

This application has been elevated to a Planning Commission hearing based on the fact that public feedback was received that is not supportive of the project and staff is seeking to provide a forum for any concerns to be heard.

**Issue 2: Views**

The property owners are permitted under the current zoning requirements to build an addition with a 16 foot flat roof, or a 23 foot sloped roof. Staff is of the opinion the proposal for an addition with a 21 foot 4 3/8 inch flat roof is more compatible with the architecture of the existing single family dwelling and would have less of an impact than what could be built without a Special Exception request (a sloped roof addition with a height of 23 feet). The adjacent properties to the north side sit at a much higher elevation than the subject property, and although a portion of neighborhood views/rear yards may be blocked, the view of the valley and mountains is maintained. The subject property slopes toward the rear (west) of the lot, so the proposed addition will be at a lower grade than the existing structure. There are some existing hornbeam trees on the north side of the subject parcel as well as a detached garage in the rear yard of an adjacent property to the north which are both at a height that is taller than the proposed addition. It's also worth noting, that the property owner at any time could plant trees anywhere within their property that could eventually block all views over their backyard.

**Issue 3: Character of the Neighborhood**

A public comment was received regarding the balance of home size to lot size; however, the size of the proposed addition meets the maximum lot coverage requirements of the zoning district. As seen in the aerial view of the subject property and surrounding properties (see vicinity map in [Attachment A](#)), like much of the Avenues, the character of this particular area of the neighborhood includes a variety of single and two family dwellings with a mix of architectural styles, lot and building sizes and yard variation. There is not a consistent style in regards to the character of the rear yards in the neighborhood. Because the proposed addition is to the rear of the subject property, it will not be readily visible from the L Street, and the existing mixed character of the streetscape will be maintained with the proposed addition.

**NEXT STEPS:****Approve with Staff's Recommendation**

If approved, the applicant will be able to construct the in line addition as proposed. In order to build the in line addition, the applicant will need to apply for a building permit.

**Deny**

If denied, the applicant will be able apply for a building permit to construct an in line addition that meets the existing setback requirements with a flat roof up to 16 feet, or a sloped roof up 23 feet, or the average height of other principal buildings on the block face as permitted by the SR-1A zoning district.

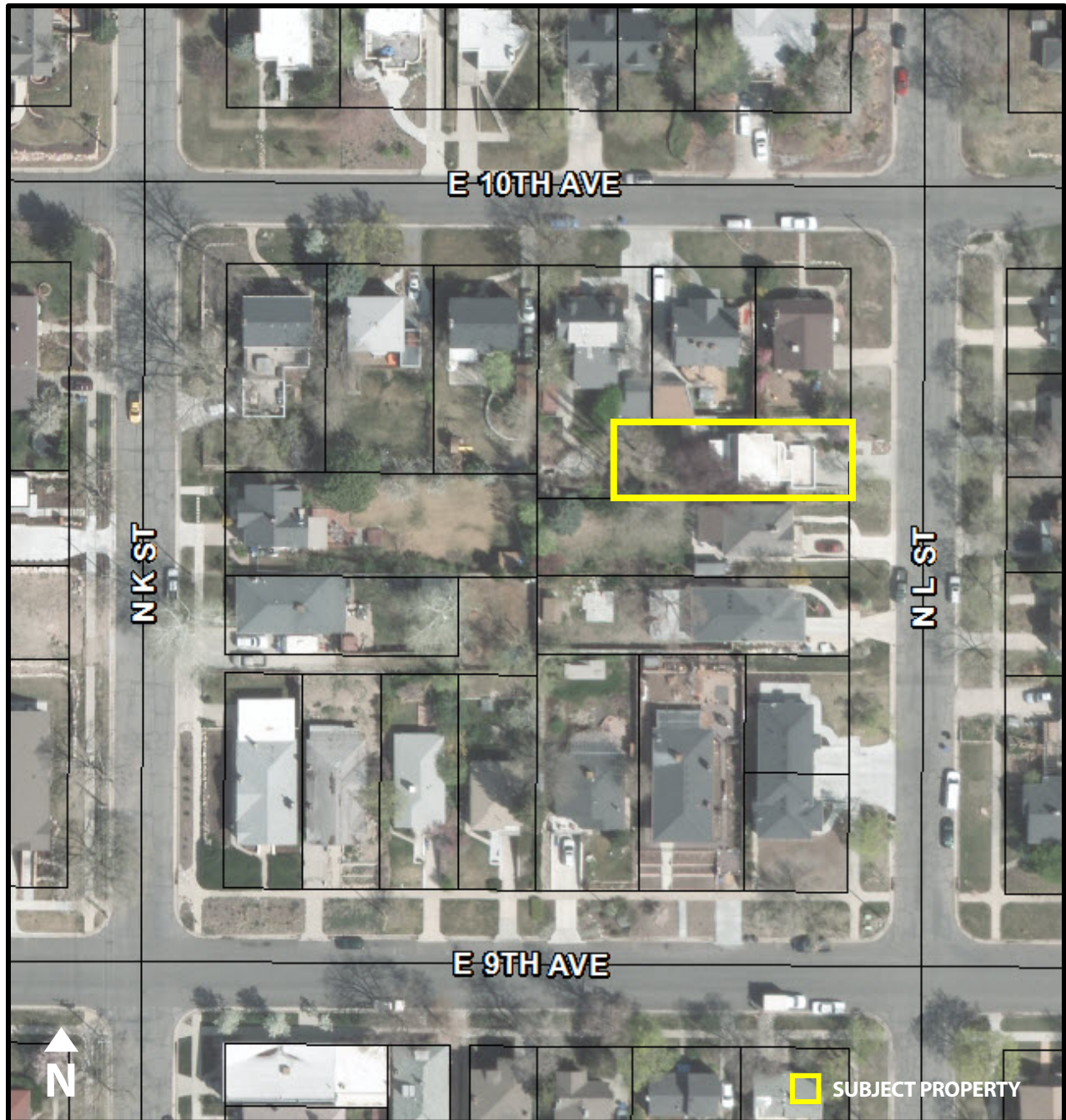
**Approve with Conditions**

The Planning Commission can approve the in line addition, but also impose conditions of approval in order to ensure that the in line addition complies with the applicable standards for this Special

Exception. The Planning Commission may modify the potential motion ([Attachment G](#)) to include any conditions of approval. The plans submitted for building permits will be reviewed by Planning Staff for compliance with the conditions imposed by the Planning Commission.



# ATTACHMENT A: VICINITY MAP



# **ATTACHMENT B: APPLICANT MATERIALS**



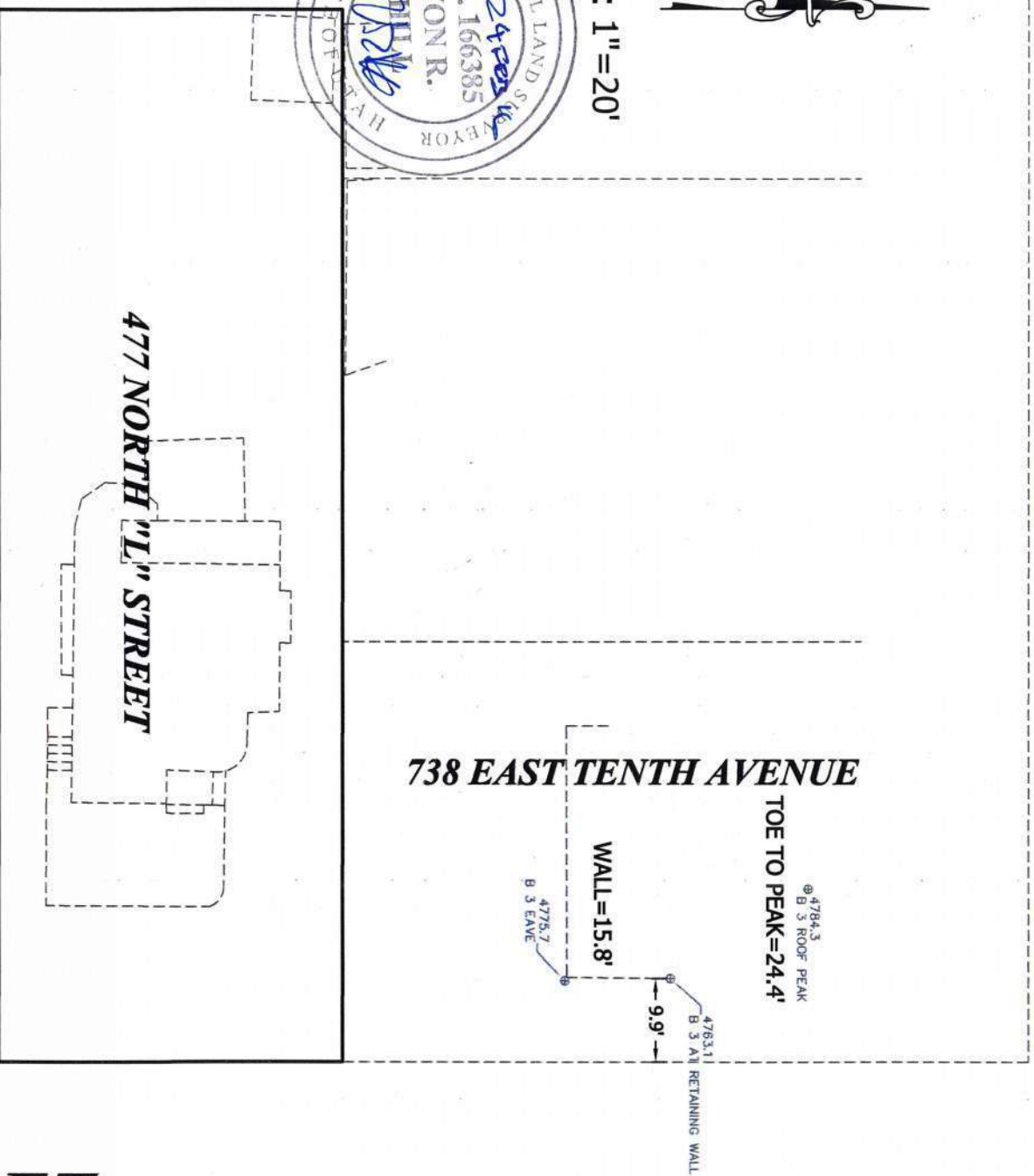




# TENTH AVENUE



SCALE: 1"=20'



# "L" STREET

## SETBACK CHART

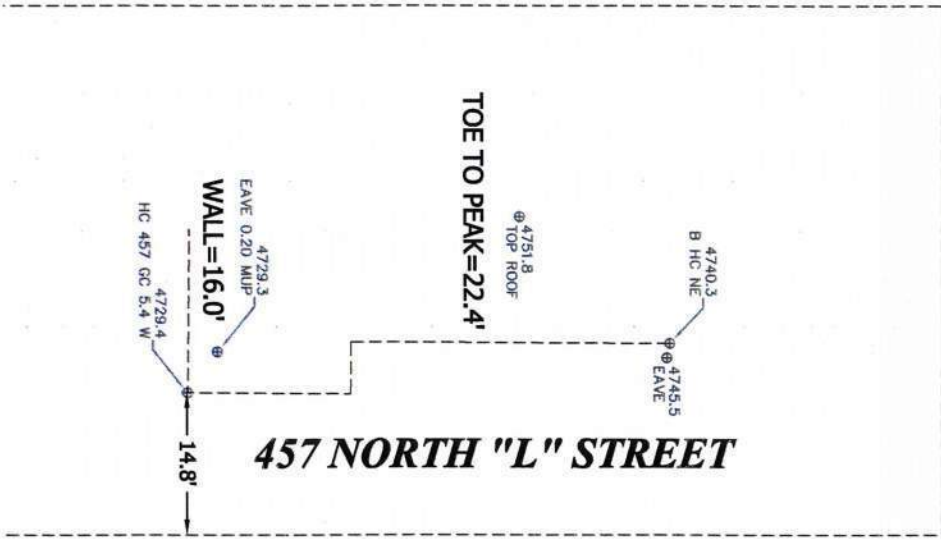
ADDRESS	"L" ST. SETBACK
738 E. 10TH AVE.	9.9'
473 N. "L" ST.	24.3'
467 N. "L" ST.	24.4'
457 N. "L" ST.	14.8'
AVERAGE	18.4'

## WALL HEIGHT CHART

ADDRESS	WALL HEIGHT
738 E. 10TH AVE.	15.8'
473 N. "L" ST.	15.4'
467 N. "L" ST.	16.1'
457 N. "L" ST.	16.0'
AVERAGE	15.8'

## ROOF PEAK CHART

ADDRESS	WALL HEIGHT
738 E. 10TH AVE.	24.4'
473 N. "L" ST.	23.8'
467 N. "L" ST.	20.8'
457 N. "L" ST.	22.4'
AVERAGE	22.9'



SETBACK EXHIBIT DRAWING FOR  
**STEPHANIE CLARK**

477 NORTH "L" STREET  
PART OF BLOCK 138, PLAT D, SALT LAKE CITY SURVEY  
LOCATED IN THE NW 1/4 OF SECTION 32, T.1N., R.1E., S.L.B.&M.  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



181 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2236  
Fax 801-298-5983

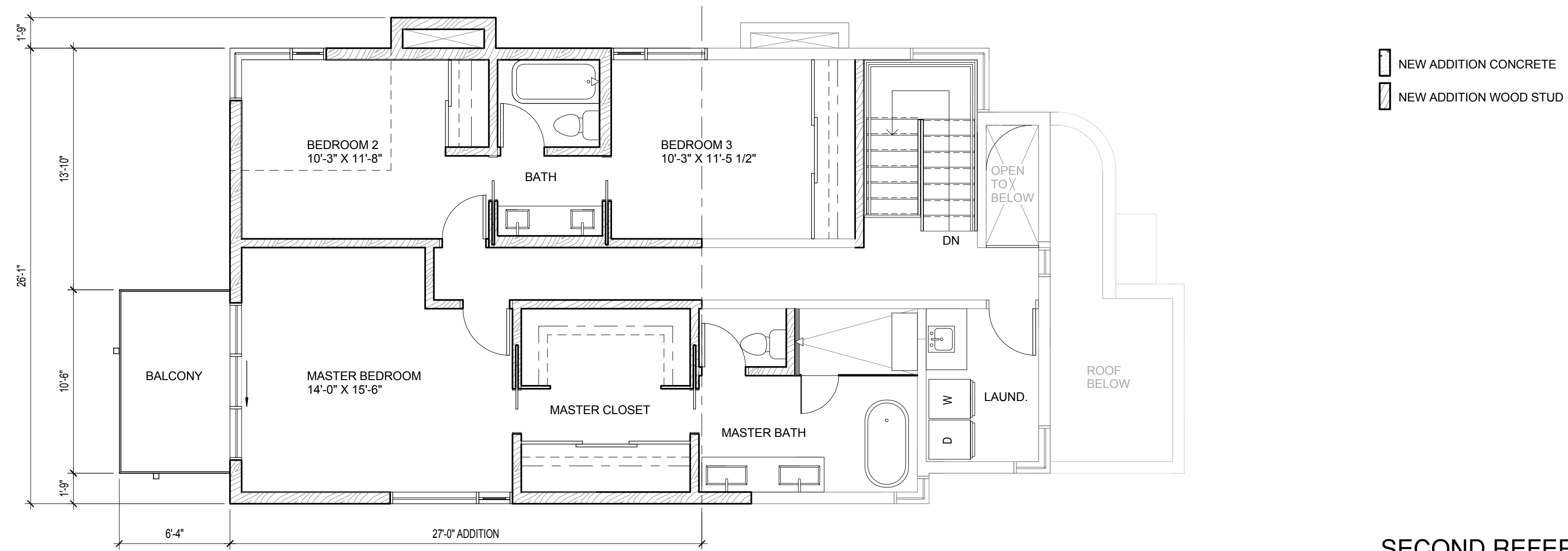
DRAWN BY	JRC	DATE	02/23/2016
APPROVED	VRH	DATE	XX/XX/XXXX
REV.	BY	DATE	

SHEET	C900
SHEET NAME	TOPO
DRAWING NAME	1200001 BOUNDARY.dwg
PROJECT NO.	1200001



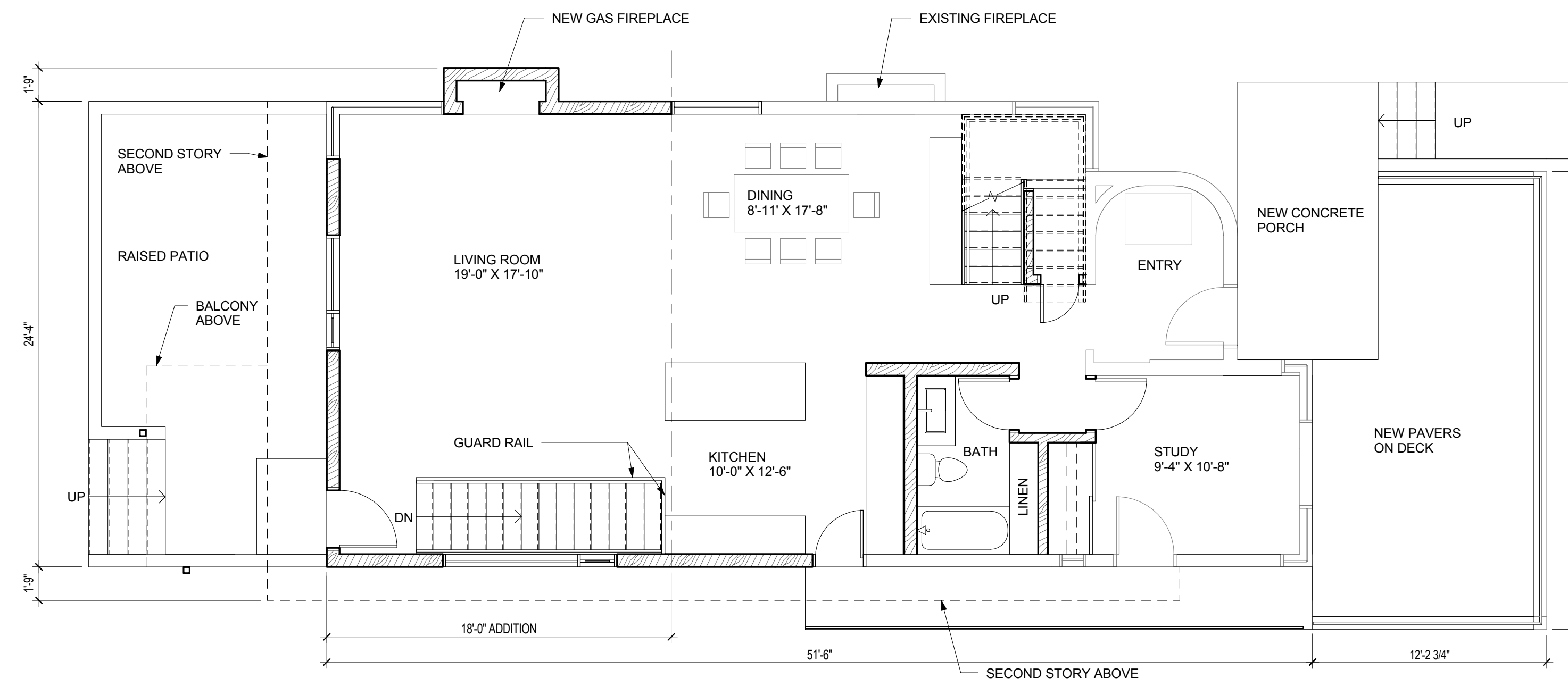






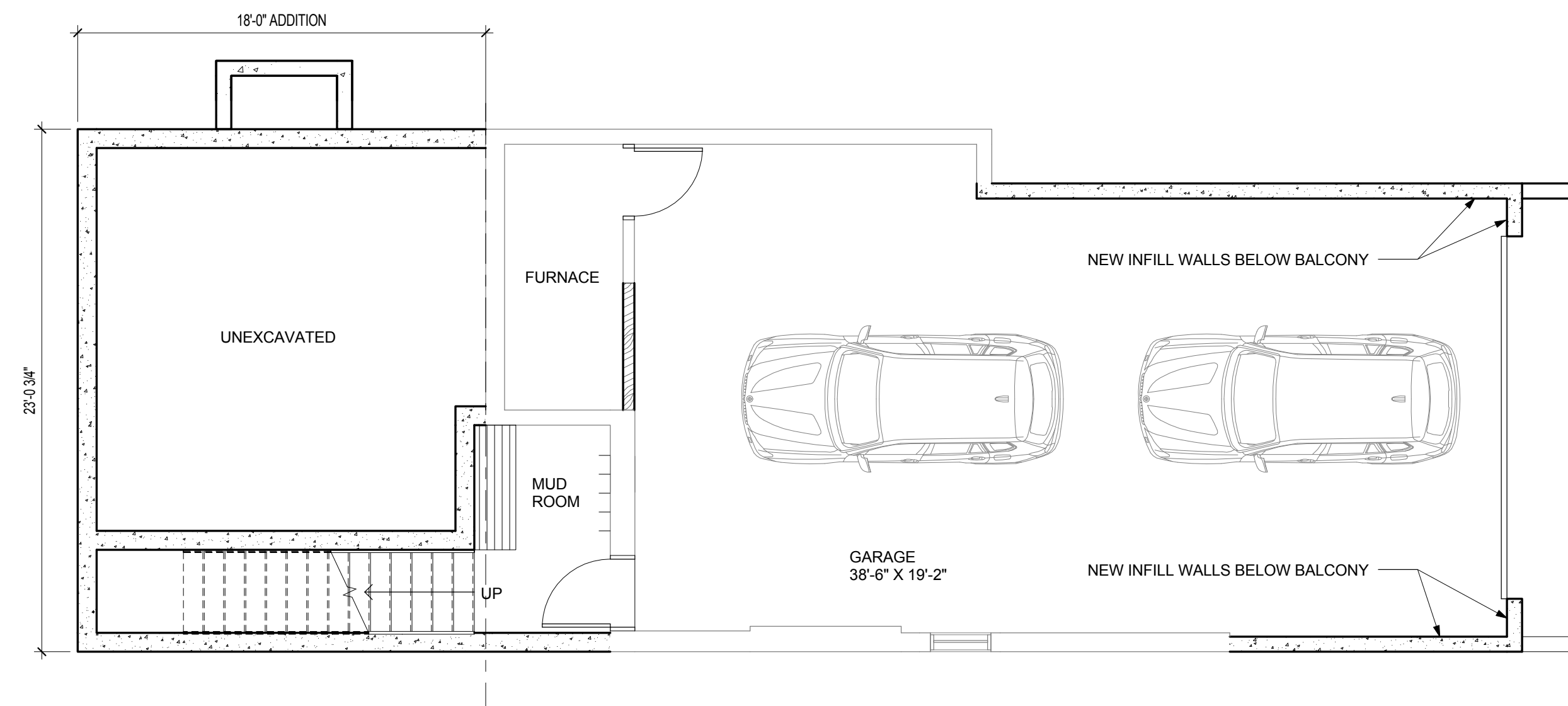
**SECOND REFERENCE PLAN**

3/16" = 1'-0"



**MAIN REFERENCE FLOOR PLAN**

3/16" = 1'-0"

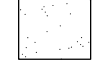


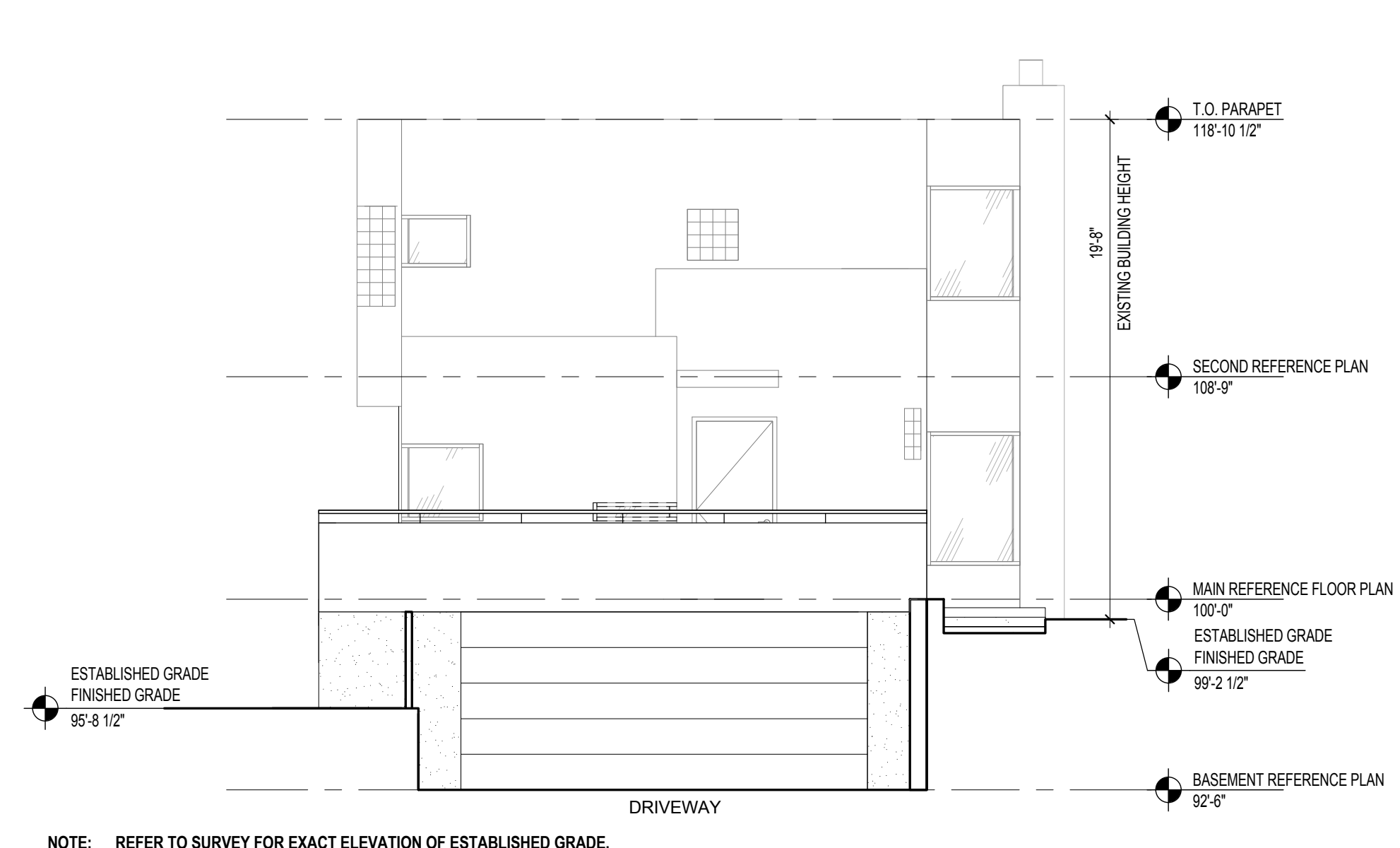
**BASEMENT REFERENCE PLAN**

3/16" = 1'-0"

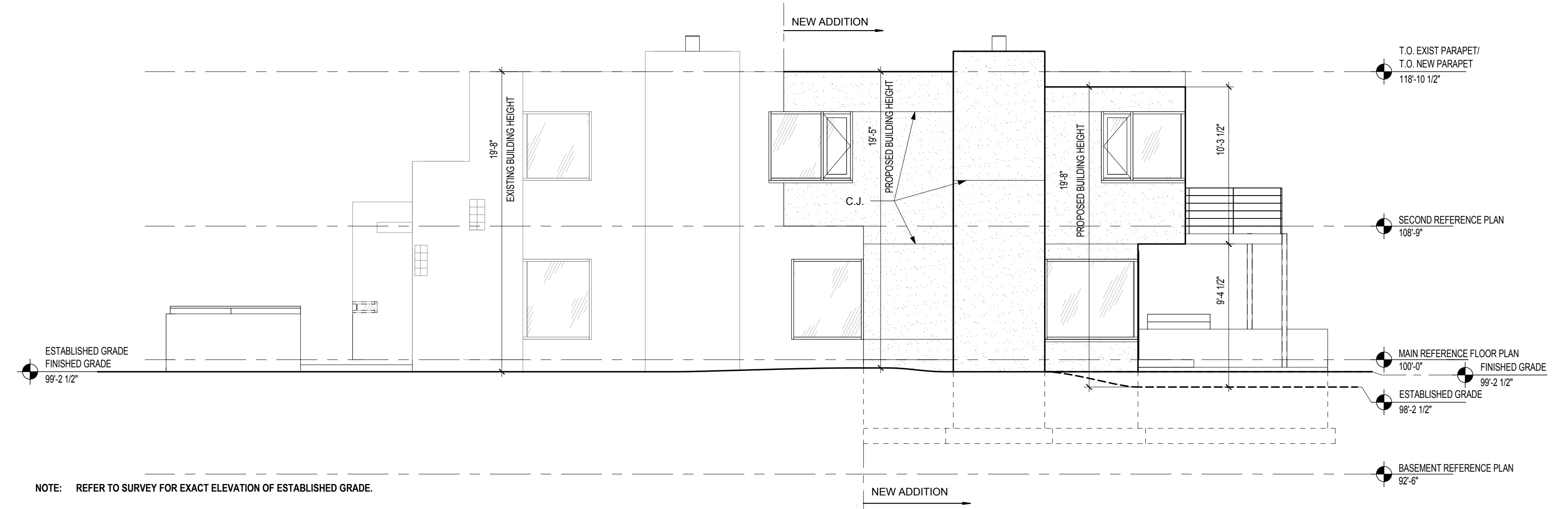




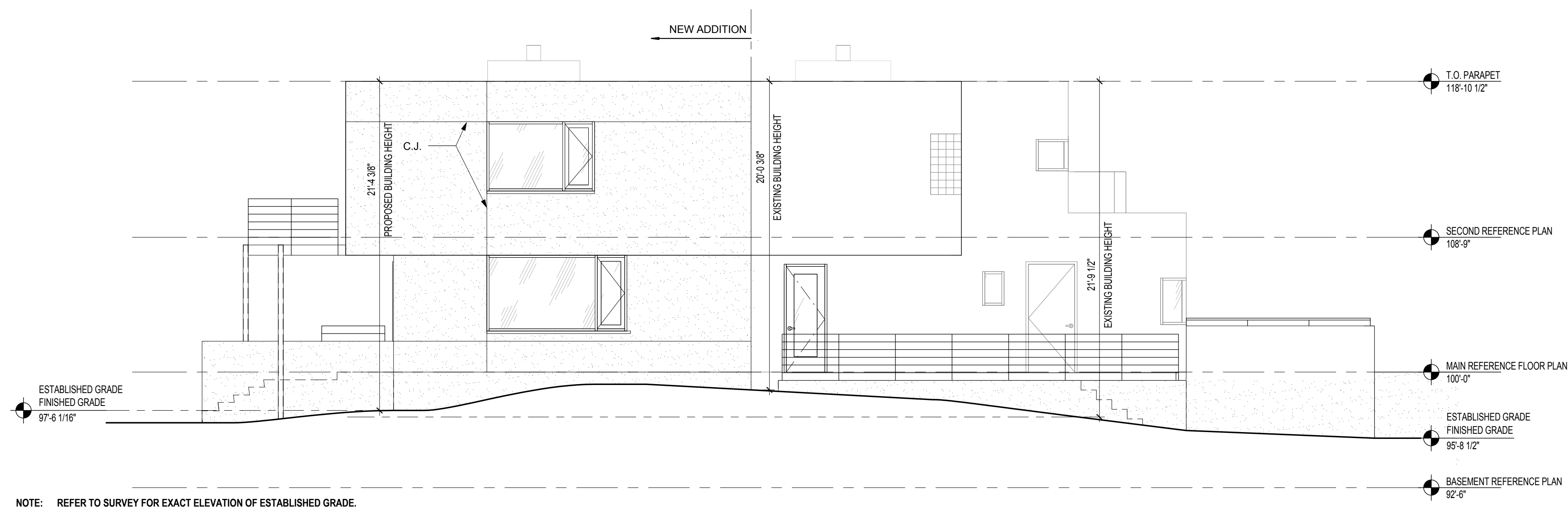
 NEW ADDITION - SINGLE FAMILY RESIDENCE  
 TYPE V CONSTRUCTION  
 STUD WALL, INSULATION, SHEATHING,  
 AIR & MOISTURE BARRIER, WHITE STUCCO  
 EXTERIOR TO MATCH EXISTING STRUCTURE



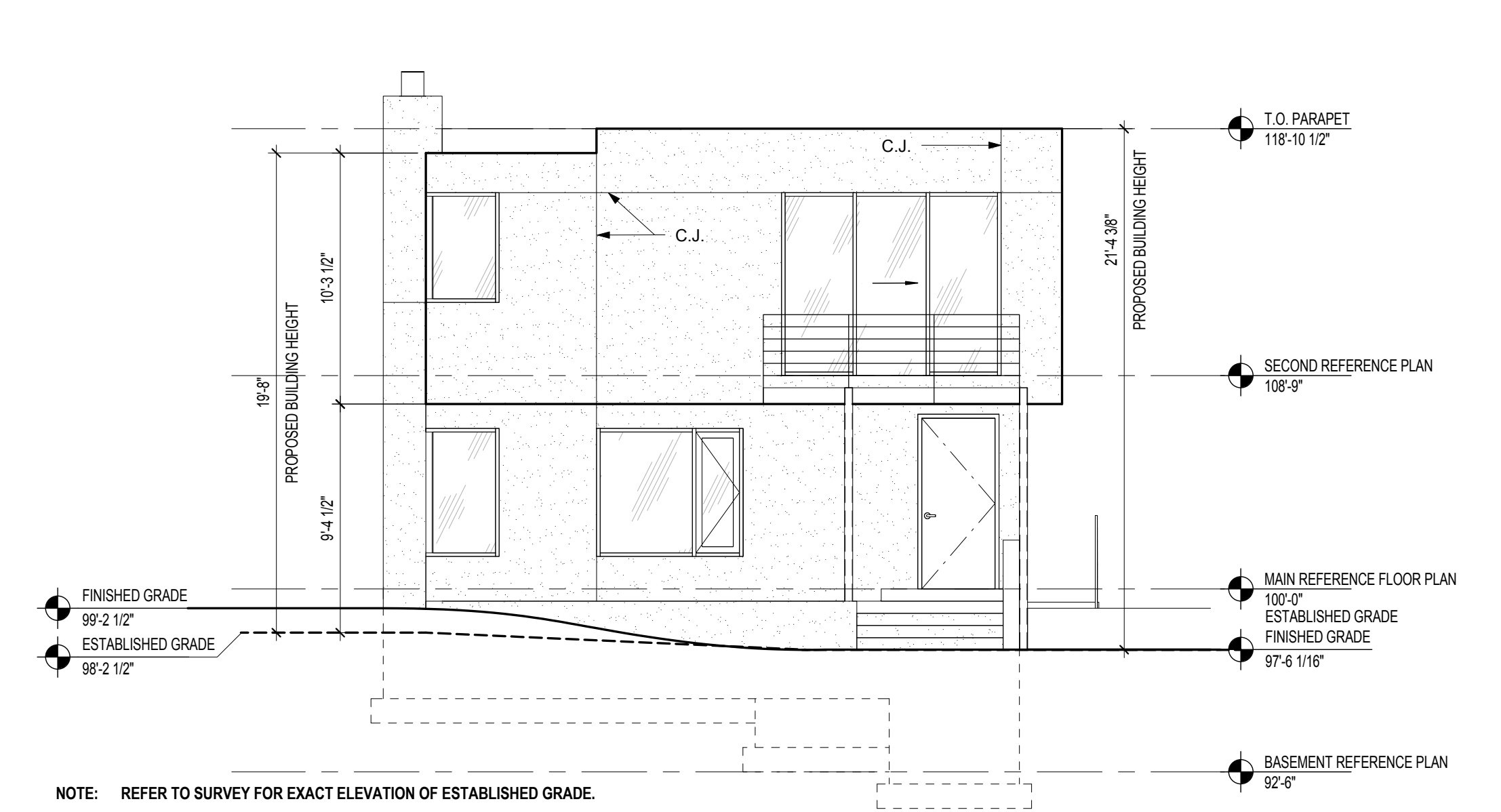
**EAST ELEVATION**  
3/16" = 1'-0"



**NORTH ELEVATION**  
3/16" = 1'-0"

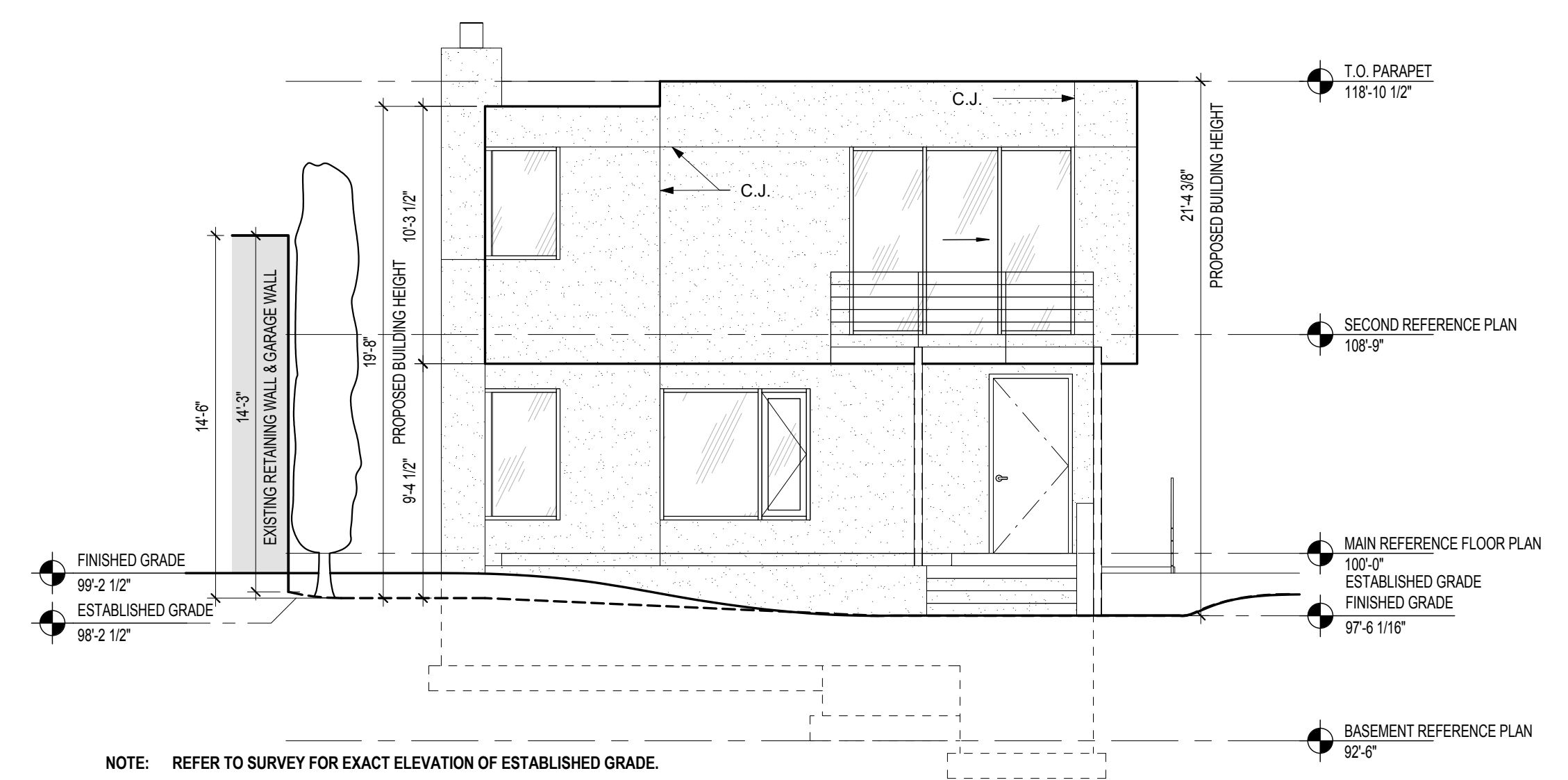


**SOUTH ELEVATION**  
3/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"





WEST ELEVATION W/ WALL  
3/16" = 1'-0"

SHEET NO.  
**A203**

DATE  
05.10.16

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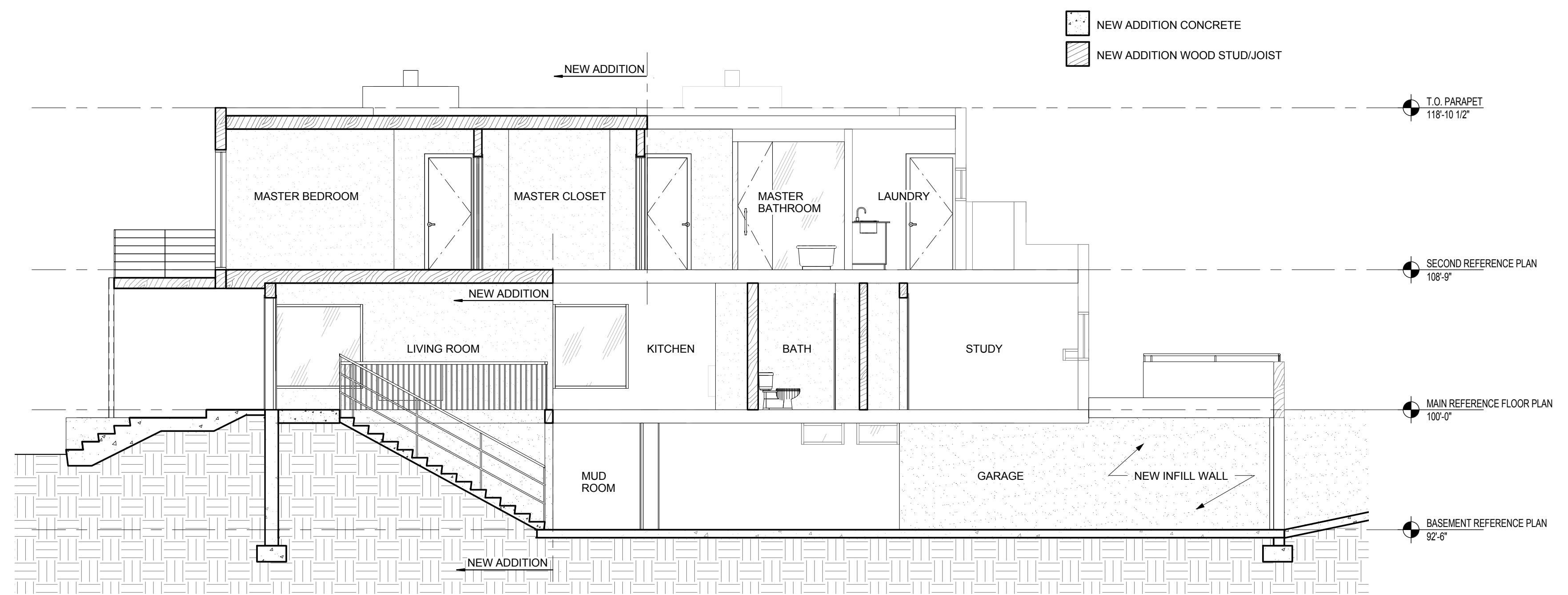
DRAWN BY:  
DL  
PROJECT NO.:  
15123

**HORNE-CLARK RESIDENCE**  
RESIDENTIAL ADDITION  
477 L STREET, SALT LAKE CITY, UTAH

PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • WEST ELEVATION WITH WALL

TEL: 801.521.9111 FAX: 801.521.9158





**BUILDING SECTION**  
3/16" = 1'-0"

DATE: 03.30.16	HORNE-CLARK RESIDENCE RESIDENTIAL ADDITION 477 L STREET, SALT LAKE CITY, UTAH	BUILDING SECTION
SCALE: 3/16" = 1'-0"		

P. M. A.  
177 WEST  
PIERPONT AVE  
SALT LAKE CITY,  
UTAH 84101  
TEL: 801.521.9111  
FAX: 801.521.9158

**A3.1**  
PRESCOTT MUIR  
ARCHITECT



## **ATTACHMENT C: SITE PHOTOGRAPHS**



*View of the front of the property from L Street facing west*



*View of the streetscape from L Street facing west. L Street increases in elevation to the north.*

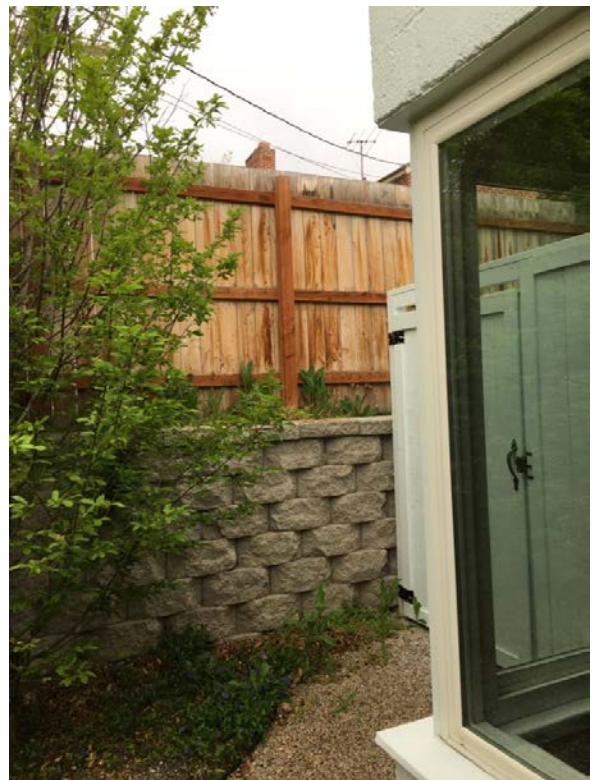




*Rear of the subject property and adjacent properties to the north*



*View of adjacent properties to the north*

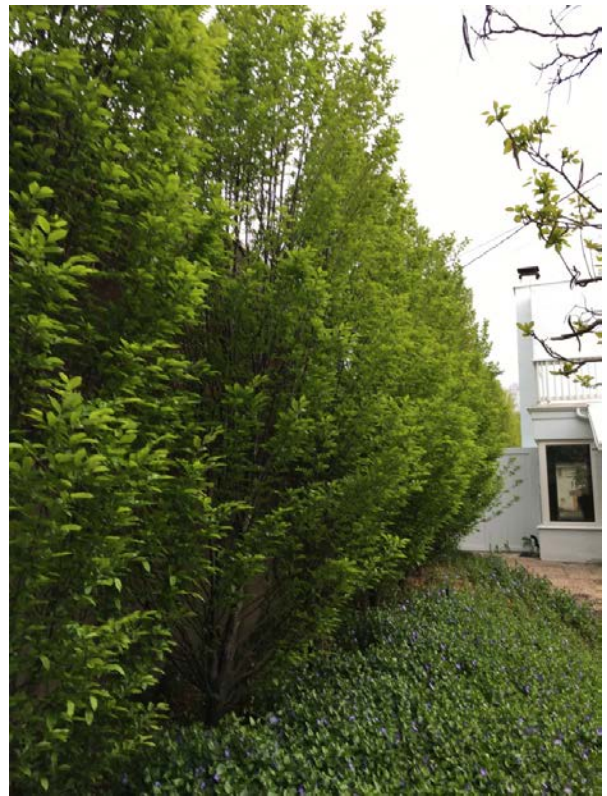


*View of existing retaining wall on the north side of the property.*





*View of existing retaining wall and a detached garage of adjacent property to the north of the subject property (730 E 10<sup>th</sup> Avenue).*



*View of the rear of the property facing east*



*West view of the rear yard of the property*



## **ATTACHMENT D: STANDARDS FOR BUILDING HEIGHT**

### **21A.24.080: SR-1 and SR-1A Special Development Pattern Residential District**

Regulation	Zone Regulation	Existing Building	Proposal	Complies
Maximum building height of a flat roof building	16 feet for a flat roof	21 feet 9 ½ inches	21 feet 4 3/8 inches	No; Special Exception requested for an in-line addition
Interior side yard setback	Where the width of a lot is forty seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to 30% of the lot width with one side being 4 feet and the other side being thirty percent 30% of the lot width minus 4 feet rounded to the nearest whole number. This lot is 41 feet wide and therefore the required setbacks are 4 feet on one side and 8 feet on the other	6 feet 2 ½ inches on one side (north side of the parcel)  5 feet 7 5/8 inches on the other (south side of the parcel)	5 feet 10 inches on the north side  7 feet 2 5/8 inches on the south side	Partially Complies  North side complies;  South side does not comply; Special Exception requested for an in-line addition
Rear yard setback	25% of the lot depth, but not less than 15 feet and need not exceed 30 feet.	60 feet 9 1/8 inches	30 feet 4 ½ inches	Complies
Maximum building coverage	The surface coverage of all principal and accessory buildings shall not exceed forty 40% of the lot area	17.31%	30.89%	Complies



## **ATTACHMENT E: ANALYSIS OF STANDARDS**

### **21A.52.030: Special Exceptions Authorized**

**(A)(15)** In line additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
<b>a. The addition follows the existing building line and does not create any new noncompliance</b>	<b>Complies</b>	The existing single family dwelling has a flat roof height of 21 feet 9 ½ inches. The proposed addition has a flat roof height of 21 feet 4 3/8 inches. The proposed addition does not increase the existing height of the structure and therefore the proposal does not increase the amount of noncompliance or create any new non compliance. This standard is met.
<b>b. No additional dwelling units are added to the structure</b>	<b>Complies</b>	The existing structure is a single family dwelling and will remain a single family dwelling with the proposed addition. The purpose of the addition is to expand the living room on the main floor and master bedroom on the second floor. No additional dwelling units are proposed with the proposed addition. This standard is met.
<b>c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.</b>	<b>Complies</b>	The proposed addition has a flat roof which is compatible with the design of the existing flat roof structure. If approved, a building permit will need to be obtained to construct the addition. White stucco is proposed for the addition to match the existing structure which is also white stucco. This standard is met.



**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><b>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></p>	<p><b>Complies</b></p>	<p>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.</p>
<p><b>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.</b></p>	<p><b>Complies</b></p>	<p>The existing use of the property is not changing from single family residential use. The proposed development of the property, with its existing height would be similar in height to older existing buildings in the neighborhood. This aspect is not likely to diminish the value of nearby properties. Staff has not received any information or evidence indicating that the proposal would substantially diminish the value of the property within the neighborhood. This standard is met.</p>
<p><b>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.</b></p>	<p><b>Complies</b></p>	<p>Proposed addition is to the rear of an existing single family dwelling and therefore would not be visible from the front of the property and would not change the existing character of the streetscape as seen from L Street. Like much of the avenues, the character of this particular area of the Avenues includes a variety of single and two family dwellings with a mix of architectural styles, lot sizes, and yard variation.</p>
<p><b>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.</b></p>	<p><b>Complies</b></p>	<p>The existing structure is non complying as to height and the side yard setback on the south side of the subject parcel. The proposal will be the same height or lower than the existing building and the minimum side yard setback on the south side of the subject parcel will be maintained/increased because the proposed addition is set further back from the property line than the existing noncomplying structure. The elevation of the lot slopes down towards the rear of the property and therefore the proposed addition is at a slightly lower grade than the existing structure. The rear yard of</p>



		the subject property is adjacent to the rear yards of three parcels on 10 <sup>th</sup> Avenue. The slope of the block increases to the north and these adjacent properties are at a much higher elevation than the subject property (see site photos in <a href="#">Attachment C</a> ).
<b>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.</b>	<b>Complies</b>	An addition may impact neighborhood views of the adjacent properties located north of the subject property, however Staff is of the opinion the Special Exception request is less impactful than an addition that could be constructed within the requirements of the SR-1A zoning district regulations. By right, the applicant is permitted to construct an addition with a sloped roof up to a height of 23 feet that meets the minimum side yard setback requirements. Staff is of the opinion the proposed flat roof addition at a height of 21 feet 4 3/8 inches would have less of an impact on views than what could legally be constructed without Special Exception approval. The properties located to the north adjacent to the parcel are at a higher elevation than the subject parcel and although a portion of the view into the subject parcels yard may be lost, the overall view of the valley and the east mountains will be maintained. The loss of a portion of the rear yard neighborhood views are not of significant importance. There is no foreseen destruction of any significant features. This standard is met.
<b>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.</b>	<b>Complies</b>	There is no foreseen material pollution of the environment. This standard is met.
<b>G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</b>	<b>Complies</b>	In addition to the general special exception standards, the proposed in line addition must comply with the standards in section 21A.52.030.A.15. See analysis above.



## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Public Process:**

- Notice of application letters sent to abutting property owners on March 31, 2016
- Public hearing notice mailed on May 12, 2016
- Public hearing notice posted on the City and State websites on May 12, 2016
- Public hearing sign posted on property on May 13, 2016

### **Public Comments:**

Staff has received a total of five comments in opposition to the proposal. Three of the comments were received from the property owner and residents who live at the duplex located at 730/732 10<sup>th</sup> Avenue, one comment was received from the property owner at 724 10<sup>th</sup> Avenue, and one phone call was received from the property owner at 473 N L Street.

### Comments include:

- Opposing the petition
- Proposed addition will impact the view of the city and the east mountains from backyard deck
- The proposed addition would impact privacy and free flow of air and light
- The neighborhood is characterized by relatively modest homes with a balance of home size to lot size. The proposed addition alters that character in a way that will result in a decrease in value of the adjoining properties
- Loss of privacy of backyard

All public comments that were received are included on the following page



**From:** [REDACTED]  
**To:** [Thompson, Amy](#)  
**Subject:** Opposition to Petition PLNPCM2016-00136 located at 477 L Street, Salt Lake City, UT 84103/Meeting Tomorrow at 730-732 10th Ave  
**Date:** Friday, April 08, 2016 12:17:44 AM

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Dear Ms. Thompson,

I left a message April 7 on your voice-mail reiterating our concerns and opposition to approval of Petition PLNPCM2016-00136 in which the applicant is seeking a Special Exception approval to build a rear addition that is in line with the existing height of the current structure located at approximately 477 L Street.

I am looking forward to you or a representative visiting our property today, April 8, at 730-732 10th Avenue to see the view of the city that we have enjoyed for over a quarter of a century. The residents of the Avenues have enjoyed the views and boundaries of our properties for many years and we understand and accept standard building regulations. However, approval of "Special Exception" could distort what many of us in the Avenues have enjoyed for our lifetime. Having you or a representative visualize for yourself what that "Special Exception" of an increase to 21 feet 4 3/8 inches would do to our homesite, the view of the city, our privacy and peace from what we have enjoyed since our home was initially built and positioned on our property will hopefully be recognized and honored.

My son has lived with his family in this home for 20+ years and has enjoyed the quiet and beauty of the East Mountains and downtown Salt Lake from their back yard deck. It has been a place of tranquility and respite for them and for our renter of many years who resides in the adjacent duplex. Maintaining our privacy, tranquility, view, free flow of air and light is most certainly critical to us for the home that we love and cherish.

I look forward to meeting with you.

Kind regards,

Barbara Tarran  
[REDACTED]



**From:** [REDACTED]  
**To:** [Thompson, Amy](#)  
**Subject:** Fwd: 477 L St.  
**Date:** Monday, April 11, 2016 7:24:18 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Josh BERG [REDACTED]  
**Date:** April 11, 2016 at 7:08:21 AM MDT  
**To:** [amy.thompson@slc.gov](mailto:amy.thompson@slc.gov)  
**Subject:** 477 L St.

Amy I spoke to you over the phone about the special exception that they are asking for. I am against the special exception on many different levels and would ask that it be keep at the 16 ft code and or not at all.

Thank you Josh berg

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Thompson, Amy](#)  
**Subject:** Opposition to Petition PLNPCM2016-00136 located at 477 I Street, Salt Lake City, Utah 84103  
**Date:** Tuesday, May 10, 2016 11:24:30 AM

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To Amy Thompson: Principal Planner/Planning Division, Community and Economic Development, SLC Corporation,

As a permanent, life-long resident of 732 East 10<sup>th</sup> Avenue, Salt Lake City, Utah 84103...I am totally and completely in disapproval of and in utter opposition to the 21 foot 4 3/8 inch high proposed addition to the house at 477 L Street, Salt Lake City, Utah 84103, located directly in back of my residence...and do not at all approve of the 16 foot proposal as well, even though that is what can be "allowed".

However the 21' 4 3/8" high proposal is definitely **NOT in any way acceptable!!** That is an absolute!

My husband of 44 years, a Korean War Marine Veteran, passed away of prostate cancer, May 29<sup>th</sup>, 2014. We came here to Salt lake City for his treatments at the Huntsman Cancer Center and the VA Hospital. He found this house, at 732 E 10<sup>th</sup> Ave, where I have resided for years, for the express purpose of knowing, when he left this Earth, his wife would have a safe, peaceful place to live, where our 2 Air Force children could come to stay...having a view of the city, the Valley and the mountains beyond, where he would be laid to rest, at the Utah Veteran's Memorial Cemetery at Camp Williams. Their basically 22' building addition proposal would **ROB** me of one of my husband's last wishes for me, his wife ( now his widow) and his children!

This "Special Exception" proposal would **take away** not only the value of this property, but the neighbor's properties as well. It would **take away** the priceless value of our serenity, peace and quality of our lives, **take away** our glorious view, which gives unto us solace, filling us with great pleasure and joy, would **take away** our privacy and would **intrude** upon our lives in an **extremely adverse, negative permanent fashion, altering the very fabric of each of our daily lives!!**

The Avenues are a quaint, unique place to reside...where each of us work *together* as one Community, to ensure that the peace, beauty, tranquility, value of properties, the awesome views and very essence of The Avenues are preserved for all.....and **NOT** disturbed, disrupted or **taken away** by any one individual, who comes with a total disregard and disrespect for the residing neighbors and these priceless invaluable, unique characteristics of what we all know as "The Avenues"!!

For those who wish **NOT** to adhere to the lifelong invaluable, priceless traits and unique flavors of The Avenues...it is for them not to try and change the very essence of The Avenues and it's residents...it is for them to move on to a place that suites their desires – desires which stand in total contempt of The Avenues and are utterly contrary to those who reside in this marvelous, unique Community!

Very Sincerely,



Diane Long

Resident at 732 East 10<sup>th</sup> Avenue

Salt Lake City, Utah 84103



May 10<sup>th</sup>, 2016



**From:** [REDACTED]  
**To:** [Thompson, Amy](#)  
**Subject:** Proposed addition at 477 L St., 84103  
**Date:** Monday, May 09, 2016 2:15:36 PM

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Dear Ms. Thompson:

I am the owner of property located at 724 E. 10th Ave. It has come to my attention that the owners of the property located at 477 L. St. have submitted an application for a Special Exception on an in line addition to their home. I am writing this e-mail to express my concern and disapproval of the application. The neighborhood that we live in is characterized by relatively modest homes with an aesthetically appealing balance of home size to lot size. The proposed addition at 477 L. St. alters that character in a way that, I believe, will result in a decrease in value of the adjoining properties. As a homeowner that (i) shares a backyard corner with the applicant's property, and (ii) is adjacent to homes facing a significant impact in the value and enjoyment of their properties, I strongly object to the proposed addition. If you have any questions regarding this e-mail, please do not hesitate to contact me.

Sincerely,

Lisa Demmons  
724 E 10th Ave.  
SLC, UT 84103



## **ATTACHMENT G: MOTIONS**

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### **Staff Recommendation:**

Based on the findings listed in the staff report, it is Planning Staff's opinion that the project generally meets the applicable standards for a special exception for an in line addition and therefore recommends that the Planning Commission approve the request.

### **Potential Motions:**

#### **Consistent with Staff Recommendation:**

Based on the findings, testimony, and plans presented, I move that the Planning Commission approve the Special Exception for an in line addition as requested at 477 North L Street.

#### **Not Consistent with Staff Recommendation:**

Based on the testimony, plans presented, and the following findings, I move that the Planning Commission deny the petition for a Special Exception for an in line addition located at approximately 477 North L Street

(The Planning Commission shall make findings on the Special Exception standards and specifically state which standard or standards are not supported by the request. Please see [Attachment E](#) for applicable standards.)