



**PARK CITY BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
September 1, 2026**

The Board of Adjustment of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88372159449>

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Board of Adjustment Meeting Minutes from March 31, 2026

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A. **Board of Adjustment Chair Election** – The Board of Adjustment Will Nominate and Elect a Board of Adjustment Chair to Serve a Two-Year Term.

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **1196 Lowell Avenue – Variance** – The Applicant Seeks a Variance from Land Management Code Section 15-2.2-3(H) Rear Setback Exceptions in the Historical Residential-1 Zoning District to Construct a Deck Nine Feet Six Inches into the Rear Setback. PL-26-06991 (20 mins.)
(A) Action

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.gov at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
MINUTES OF MARCH 31, 2026**

BOARD MEMBERS IN ATTENDANCE: Jennifer Franklin (Chair), Ruth Gezelius, Stefanie Wilson, Ginny Schulman, Beth Armstrong, John Stafsholt (joined at 5:29 p.m.)

STAFF: Planning Director, Rebecca Ward; Senior City Attorney, Mark Harrington; Planner I, Jaron Ehlers; Planner II, Meredith Covey; Chief Building Official, Dave Thacker

1. MEETING CALLED TO ORDER AT 5:00 P.M.

Chair Jennifer Franklin called the Board of Adjustment Meeting to order at 5:00 p.m.

2. ROLL CALL

A roll call was conducted and the Board Members present were identified. All members of the Board were present with the exception of Board Member John Stafsholt. Chair Franklin noted that he will join the meeting virtually when it is time to discuss Item 6C.

3. MINUTES APPROVAL

A. Consideration to Approve the Board of Adjustment Meeting Minutes from February 10, 2026.

MOTION: Board Member Gezelius moved to APPROVE the Meeting Minutes of February 10, 2026, as presented. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that applications to serve on the Board of Adjustment are open on the City website and will remain open until April 8, 2026. She explained that there are two terms on the Board of Adjustment that will come to an end.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. **REGULAR AGENDA**

A. 830 Empire Avenue – Variance – The Applicant Seeks a Variance from Land Management Code § 15-2.2-3(A) Lot Size in the Historic Residential - 1 Zoning District to Create a 1721-Square-Foot Lot for a Landmark Historic Site. PL-26-06832.

Planner I, Jaron Ehlers, presented the Staff Report and explained that this is a Variance application for 830 Empire Avenue. He reported that 830 Avenue is located in the Historic Residential – 1 Zoning District and is a Landmark Historic Structure. It is surrounded by Empire Avenue, Crescent Tram Road, and properties owned by the City. He shared photographs of the existing home as well as a survey that shows the property boundary.

According to the Historic Sites Inventory form, the house was first constructed in 1911. Last year, a Plat Amendment application was submitted to convert the existing parcel into a proper lot of record. This year, a Variance application was submitted. Planner Ehlers reported that the parcel is currently 1,743 square feet in total, but the Engineering Department has requested some of that be dedicated as right-of-way to the City. The Historic Residential - 1 Zone has a minimum lot size requirement of 1,875 square feet, which the lot does not meet. That is the reason for the requested Variance.

There are five criteria in the Land Management Code (“LMC”) that the applicant must meet the burden for in order for the Variance to be granted. The criteria were reviewed:

- Literal enforcement of the LMC would cause an unreasonable hardship that is not necessary to carry out the general purpose of the LMC:
 - Literal enforcement of the LMC would create an unreasonable burden on the applicant that goes against the purposes of the preservation of Historic Buildings, as the minimum lot size requirement would prevent the platting of the lot, which in turn provides an obstacle to preserving the Historic Building, as anything outside maintenance of the existing structure will be prohibited. Without the proposed Variance, a Building Permit could not be issued on the property.
- There are special circumstances attached to the property that do not generally apply to the other properties in the same zone:
 - Special circumstances apply to the property, as it is surrounded on three sides by City right-of-way and City property. These external boundaries prevent any expansion of the parcel to meet the minimum lot size. The property also includes a designated Landmark Historic Structure, built in 1911, predating the adoption of the LMC. LMC 15-2.2-4 establishes a number of LMC exemptions for Landmark Historic Sites, which grants flexibility for those sites to remain in existence, be maintained, and improved, but does not establish an exception for properties that do not meet the minimum lot size requirement.

- Granting the Variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone:
 - Other owners of Historic Sites are allowed to replat for remodels and additions, subject to the provisions in the LMC. LMC 15-2.2-4 establishes a number of LMC exemptions for Landmark Historic Sites, which grants flexibility for those sites to remain in existence and be functional, maintained, and improved. Most other properties in the Historic Residential - 1 Zoning District were built on platted square lots and do not have street frontage on three sides.
- The variance will not substantially affect the General Plan and will not be contrary to the public interest:
 - Recommendation C5 of the General Plan regarding Historic Preservation states, "Park City will protect, preserve, enhance, and celebrate the historic character of the community." The LMC provides a framework where Landmark Historic Structures can be modified and improved while maintaining the historic character of the Historic District. Approving this Variance furthers the goals of the General Plan, as existing LMC regulations remain in effect to ensure historic compatibility.
- The spirit of the LMC is observed and substantial justice done:
 - LMC 15-1-2(B) states that a purpose of the LMC is to "protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the historic character, and unique mountain town community." LMC 15-1-2(E) further states, "[t]o allow development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of the original Park City." The proposed Variance upholds these purposes, ensuring the spirit of the LMC is served by allowing for the development of the property in a way that is consistent with the LMC's regulations on Historic Structures. Denial of the Variance would result in limited improvement of the Historic Structure in accordance with the LMC regulations.

Staff recommended the Board of Adjustment review the proposed Variance and consider approval, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. The applicant representative, Jonathan DeGray, stated that there is agreement with the information included in the Staff Report. He noted that his client wants to do some general improvements, including building a foundation.

Board Member Schulman asked if there are improvements contemplated that would change the character of the house. Mr. DeGray stated that they are confined to the volumetrics of the existing house. The intention is to build a foundation and make structural upgrades to the existing building, but there will be no size modification. Board Member Ruth Gezelius stated that she was pleased to see this application, since it is one of the more visible sites with a historic home. She likes that the intention is to maintain the footprint and style of the home. Support was expressed for the application.

MOTION: Board Member Gezelius moved to APPROVE the Variance for 830 Empire Avenue, based on the following:

Background:

1. On June 18, 2025, the Applicant applied for a Plat Amendment to create a Lot for the Landmark Historic Site. On October 23, 2025, Staff deemed the application complete.
2. On February 18, 2026, the Applicant applied for a Variance from Land Management Code (LMC) § 15-2.2-3(A) outlining the HR-1 Zoning District's minimum Lot Size requirement. Staff deemed the Applicant's Variance application complete on March 4, 2026.

Findings of Fact:

1. 830 Empire Avenue is an unusually shaped metes-and-bounds parcel with frontage along Crescent Tram Road and Empire Avenue.
2. The site is within the HR-1 Zoning District, contains a Single-Family Dwelling (SFD) constructed circa 1911, and is a Landmark Historic Site on Park City's Historic Sites Inventory.
3. The Applicant submitted a Plat Amendment application to the Planning Department to create a Lot for the parcel.
4. The property is an unusually shaped 1,722.6-square-foot parcel (SA-144) consisting of portions of historic Old Town Lots and Empire Avenue Right-of-Way (ROW) that was vacated in 1967.
5. The property is surrounded on three sides by Crescent Tram Road, a City-owned parcel, and Empire Avenue.
6. 830 Empire Avenue contains several encroachments on City property and ROW along Crescent Tram Road to the north and east, and onto Empire Avenue to the west.
7. The minimum Lot size required for a SFD in the HR-1 Zoning District is 1,875 square feet.
8. The property currently measures 1,743.4 square feet, 132.6 square feet short of the requirement.
9. The Engineering Department will also require that 22.5 square feet be dedicated to the City as ROW reflecting what has been utilized by the public

as Crescent Tram Road ROW for decades, further reducing the proposed Lot to 1721 square feet.

10. To grant the requested Variance, the Board of Adjustment must find that all five criteria in Land Management Code Section 15-10-8(C) are met. The Applicant bears the burden of proving that all five criteria have been met.
 - a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.
 - i. LMC § 15-2.2-1 establishes the purposes of the HR-1 District to be:
 1. Preserve present land Uses and character of the Historic residential Areas of Park City;
 2. Encourage the preservation of Historic Buildings and/or Structures;
 3. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
 4. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
 5. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
 - ii. Literal enforcement of the LMC would create an unreasonable burden on the Applicant that goes against the purposes of the preservation of Historic Buildings as the minimum Lot Size requirement would prevent the platting of the Lot, which in turn provides an obstacle to preserving the Historic Building, as anything outside maintenance of the existing Structure will be prohibited. LMC § 15-2.2-3 states "Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan." This establishes that without the proposed Variance, a Building Permit could not be issued on the property.
 - b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.
 - i. Special circumstances apply to the property, as it is surrounded on three sides by City ROW and City property. These external boundaries prevent any expansion of the

- parcel to meet the minimum Lot Size. The property also includes a designated Landmark Historic Structure, built in 1911, predating the adoption of the LMC.
- ii. LMC § 15-2.2-4 establishes a number of LMC exemptions for Landmark Historic Sites, which grants flexibility for those sites to remain in existence, be maintained and improved, but does not establish an exception for properties that do not meet the minimum Lot size requirement.
 - c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.
 - i. Other owners of Historic Sites are allowed to replat for remodels and additions subject to the provisions of the LMC. LMC § 15-2.2-4 establishes a number of LMC exemptions for Landmark Historic Sites, which grants flexibility for those sites to remain in existence, and be functional, maintained, and improved.
 - ii. Most other properties in the HR-1 Zoning District were built on platted square lots, and do not have Street Frontage on three sides.
 - d. The variance will not substantially affect the General Plan and will not be contrary to the public interest.
 - i. Recommendation C5 of the General Plan regarding Historic Preservation states, "Park City will protect, preserve, enhance, and celebrate the historic character of the community." The LMC provides a framework where Landmark Historic Structures can be modified and improved while maintaining the historic character of the Historic District. Approving this Variance furthers the goals of the General Plan, as existing LMC regulations remain in effect to ensure historic compatibility.
 - e. The Spirit of the Land Management Code is observed, and substantial justice is done.
 - i. LMC § 15-1-2(B) states that a purpose of the LMC is to "protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the Historic character, and unique mountain town community." LMC § 15-1-2(E) further states "[t]o allow Development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of the original Park City."
 - ii. The proposed Variance upholds these purposes, ensuring the Spirit of the Land Management Code is served by allowing for the development of the property in a way that is consistent with the LMC's regulations on Historic Structures. Denial of

the Variance would result in limited improvement of the Historic Structure in accordance with the LMC regulations.

Conclusions of Law:

1. The Applicant proved their request meets the five criteria outlined in Land Management Code § 15-10-8:
 - a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
 - b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
 - c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
 - d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
 - e. The spirit of the Land Management Code is observed and substantial justice done.

Conditions of Approval:

1. The Variance is limited to the outlined request. No other code exceptions are proposed or approved.

Board Member Schulman seconded the motion. The motion passed with the unanimous consent of the Board.

- B. 37 and 45 Hillside Avenue – Variance – The Applicant Seeks a Variance from Land Management Code (LMC) Section 15-2.2-3(E) *Building Footprint*, LMC Section 15-2.2-3(G) *Front Setback Exceptions*, and LMC Section 15-2.2-3(I) *Side Setback Exceptions*, to Construct a Subterranean Garage and Access at a Significant Historic Site and Non-Historic Site in the Historic Residential – 1 Zoning District. PL-26-06843.**

Planner II, Meredith Covey, explained that the applicant recently requested a continuation of this item. Director Ward reported that the applicant for 37 Hillside Avenue is attending the meeting virtually. There is also a property owner in attendance for 45 Hillside Avenue.

The applicant, Katherine Gibson Dunleavy, stated that it is possible for the item to move forward at the current meeting. She apologized for the email that was submitted yesterday, but there was some uncertainty about whether the property owner from 45 Hillside Avenue would be able to attend. Senior City Attorney, Mark Harrington explained that there is new information and Staff is trying to determine whether it is appropriate to

move forward. The State prohibits a public hearing, so if the neighbor is not technically part of the application, she cannot share comments. However, the applicant can call on the neighbor as a witness. Ms. Dunleavy expressed support to call her as a witness.

Chair Franklin stated that Ms. Dunleavy has approved the property owner at 45 Hillside Avenue to speak as a witness. There can be comments shared by the neighbor, then the applicant, and then there will be a determination made about the Staff presentation.

Jorie Fischer explained that she would like to move forward in an agreeable manner. The currently requested Variances would have a significant impact on the property at 45 Hillside Avenue. At issue right now is the interpretation of an easement. Both the applicant and the City have interpreted the easement differently from her. Until a proper interpretation of the easement is determined, it is not appropriate to grant the Variances. Ms. Fischer takes issue with a few of the Variance criteria, including hardship. She agrees that off-street parking is needed on Hillside Avenue, but she does not think this is the only way to achieve that. This specific project does not necessitate what is called for in the requested Variances. Ms. Fischer does not believe the applicant can meet the fourth criterion, because what is proposed significantly impacts the value of her property. There would be financial repercussions if what is proposed moves forward.

Ms. Fischer reported that she recently spoke to her insurance agent about the future insurability of the home. While there is a desire to find a path forward, Ms. Fischer does not believe the Variances should be approved as currently presented. The spirit of the easement is an issue and she believes a better solution can be determined. She requested that the Variance application be denied by the Board of Adjustment.

Ms. Dunleavy appreciates the efforts made by the Board, Staff, and all others involved. There are plans to use the garage as described in the recorded Side Yard Easement on 45 Hillside Avenue. That arrangement is not new and dates back to 1996. The intention is to carry out what was recorded. The Board of Adjustment is not being asked to create a new property right, because this framework was approved by the City Council in 1996 and reflects a public decision. The design is fully subterranean with restored grade and no above-grade floor area. Due to the steep and narrow conditions on Hillside Avenue as well as the limited on-street options, vehicle safety and operations is an issue.

The topography requires an innovative solution, which is the reason for the sub-grade access and the subterranean garage. There is a more tailored and engineered solution required rather than a traditional driveway. Ms. Dunleavy explained that after the Board determination, the intention is to move forward with normal City steps, including a Historic District Design Review ("HDDR"), steep slope and engineering review, and Building Permit review. There is agreement with Exhibit A in the Meeting Materials Packet.

Ms. Dunleavy stated that there is no request to substitute a different layout that avoids the easement-authorized garage location. The recorded text is included in the Meeting Materials Packet. If a disagreement about the meaning of the easement remains between

neighbors, then that is separate from whether the current application meets LMC 15-10-8(C). Not exercising the recorded garage right is not a comparable alternative, but sidesteps what the variance implemented. Ms. Dunleavy hopes there will be approval so it is possible to move forward without unnecessary procedural detours. If the Variance is granted, they will build only within the scope that the Board of Adjustment approves.

Attorney Harrington suggested that the Board of Adjustment determine next steps. Chair Franklin stated that it is her understanding that Planner Covey feels this item should be continued. There was some agreement from the Board that this would allow time for a cleaner presentation in the Staff Report. Director Ward reported that last night there was a request to continue to a date uncertain. If the Board decides to honor that request, when this is rescheduled, it would be publicly noticed, and there would be a new Meeting Materials Packet published. However, Staff is prepared to review the Staff Report during the current Board of Adjustment Meeting if there is Board Member support.

Chair Franklin noted that both Planner Covey and Director Ward recommend a continuation of this item. Attorney Harrington shared some clarifying information. He reported that there was a continuation request made by the applicant, but that appears to have been withdrawn or at least qualified to state that there is a willingness to move forward at the current meeting. Ms. Dunleavy confirmed this. Attorney Harrington explained that the neighbor who previously supported the application has withdrawn that support. This conflicts with the existing representations in the Staff Report. As a result, Staff would like the opportunity to address that in a future version of the report.

Attorney Harrington cautioned the neighbor at 45 Hillside Avenue that the applicant is correct that property disputes are typically not handled by the Board or the City. The neighbors appear to be in a private dispute as to the meaning of the easement, but the Board may still proceed with the application even if there is an ongoing private dispute.

Board Member Stefanie Wilson asked if the same Board Members will need to be present at the next Board of Adjustment Meeting so there is a quorum to hear the item. Attorney Harrington clarified that the Board is not in a deliberative phase at this point and there has not been a Staff presentation. If the Alternate was not present at the next meeting and Board Member Stafsholt participated in the discussion, that would be appropriate.

It was noted that Board Member Stafsholt has joined the meeting virtually. Attorney Harrington clarified that Board Member Stafsholt will only participate on Item 6C.

There was discussion about the application and the complexity of the Staff Report. Attorney Harrington asked if there is any additional information the Board of Adjustment would like to request. Board Member Wilson wanted additional clarity in the Staff Report. Board Member Schulman would like to see a drawing of the Side Yard Easement agreement that was signed in 1996. She wanted to see what was contemplated there.

MOTION: Board Member Schulman moved to CONTINUE the Variance for 37 and 45 Hillside Avenue to a date uncertain. Board Member Wilson seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment took a two-minute recess before hearing the next item.

C. 416 Ontario Avenue – Variance – The Applicant Seeks a Variance from Land Management Code § 15-2.2-3(G) *Front Setback Exceptions* in the Historic Residential - 1 Zoning District and § 15-13-8(B)(7) *Decks for Non-Historic Residential Sites* to Construct a Deck in the Front Yard of a Single-Family Dwelling in the Historic District. PL-25-06764.

Board Member Gezelius reported that at the last meeting, the Board requested that the applicant continue to meet with Staff to see if there could be a smaller deck proposed. The new Staff Report outlines what has occurred since the last Board discussion.

Planner Covey presented the Staff Report and explained that it is a Variance request for 416 Ontario Avenue. She reported that 416 Ontario Avenue is in the Historic Residential – 1 Zoning District. On January 13, 2026, the Board of Adjustment reviewed the request for a Variance and continued the item to a date uncertain in order to gain clarity on the procedural history. On February 10, 2026, the procedural history was reviewed, and the Board of Adjustment requested that the applicant work to reduce the size of the deck.

The applicant is present at the current Board of Adjustment Meeting with a new Site Plan that includes a reduction in the size of the deck. There is also an updated Draft Final Action Letter included in the Meeting Materials Packet. Planner Covey shared an image of 416 Ontario Avenue before the deck was removed as well as an image of the currently framed deck. The Site Plan provided by the applicant was shared to highlight the reduction in size. An image of the street view was provided to show the steps to the deck.

The applicant is seeking a Variance from the Front Setback Exceptions in the Historic Residential – 1 Zoning District and Regulations for Decks for Non-Historic Residential Sites. Planner Covey shared the five Variance criteria and noted that the findings are updated in the Draft Final Action Letter included in the Meeting Materials Packet. Staff recommends the Board of Adjustment consider approving the request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval that have been outlined.

Board Member Gezelius noted that the last page of the Meeting Materials Packet states that the permitted deck was 351 square feet and the new proposal is for a deck that is 253 square feet. This is a significant reduction from what was considered previously.

The applicant, Rafael Baez, reported that after the last Board of Adjustment Meeting, there was work done with Staff on the proposal. The size of the deck has been significantly reduced since the last discussion and he hopes that satisfies the Board request. Board Member Schulman still feels the deck looms over the street. She would

have liked to see something that was 9 feet in depth rather than the 11 feet proposed. It will be difficult for her to approve something that is 11 feet deep rather than 9 feet.

Chief Building Official, Dave Thacker, explained that the reason there was not a further reduction had to do with the beam, footings, and columns that were installed. The design has been minimized as much as possible without compromising the current structure and requiring a rebuild. The 3 feet on the northern side and the 2 feet that were pulled in from the street side are all that can be reduced without compromising the structural members underneath. Board Member Schulman believed the structure was constructed without permission. Official Thacker reiterated the purpose of the proposed reductions.

Director Ward shared an image with the Board and pointed out the area with the corrugated metal and railing. When the work is finalized, this will be moved back from where it was previously by 2 feet. Board Member Schulman still feels the deck looms over the road. Mr. Baez pointed out that what is proposed is smaller than the original deck and is set further back than the original deck. If the old deck was allowed to exist, what is currently proposed should be allowed to exist, as it reduces the non-conformity.

The attorney for the applicant, Matt Hutchinson, introduced himself to the Board. There have been three meetings held so far, and multiple presentations made. He wants to make sure the Board of Adjustment is aware that when the applicants purchased the property, there was a legal non-conforming deck in place according to an Encroachment Agreement that was recorded against the property. That agreement required the owner to maintain the deck and keep it in good condition. That is one of the reasons this project was pursued. Mr. Hutchinson explained that there were two trees coming through the middle of the deck, but those trees were at the end of their life. There had to be some demolition of the deck in order to remove the trees, which is where the project started.

Mr. Hutchinson does not believe this is a typical application for a Variance. The applicants are not trying to expand the property rights. This is case where the owners have attempted to comply with the regulations that exist. He explained that a Demolition Permit was received. What created confusion was the fact that a Demolition Permit was issued with a condition that any replacement of the deck would require additional paperwork.

The demolition was completed and then applicant applied for a Historic District Design Review ("HDDR") Pre-Application with the Planning Department. There are conditions in the Waiver Letter, but there is not a condition that states structural supports for the deck cannot be removed. Mr. Hutchinson discussed the materials that were previously submitted to the Board of Adjustment and the information presented by the applicant.

There are four pages of the application that include drawings of footings and drawings of support members and beams that are stamped with Building Department approval. During a previous meeting, Board Member Stafsholt pointed out that the applicant applied for and received a permit for the work. Something happened at the Building Department

level where documents were added to the application. The contractor stated that there was material he did not recognize, but was told only the four pages need to be considered.

Mr. Hutchinson shared additional information about the previous submissions and the stamped document. He referenced an earlier comment from Board Member Schulman that this was built without permission. He clarified that this is not an accurate statement. There was a Demolition Permit received and demolition occurred. After that, the HDDR Pre-Application process occurred. There was a Building Permit application and the deck was built in accordance with the Building Permit. It was inspected and the inspections passed until the work was approximately 95% of the way done. At that time, a Building Department inspection raised concerns that the scope had been exceeded.

Mr. Hutchinson explained that the homeowner relied on the issuance of the permit and built in accordance with that permit. He often tells people how difficult it is to receive a Variance. However, in this case, a hardship was caused after the applicant made attempts to comply with the requirements of the Encroachment Agreement. The trees were a public health hazard and needed to be removed. He reviewed the Variance criteria with the Board. Literal enforcement would cause an unreasonable hardship, because it would require removal of a deck constructed in reliance on an issued Building Permit with stamped structural plans showing footings, soil screws, and other structural elements.

The City could have flagged an issue much earlier in the process, which would have made the situation far less costly to address, but that did not occur. At previous meetings, the City has appropriately acknowledged some internal process failures. In this case, enforcement of the code would not enforce the purpose of the code, but would penalize the applicant for complying with the City process. Mr. Hutchinson mentioned special circumstances attached to this property and pointed out that this is a unique property. There is a recorded Encroachment Agreement and fairly extreme topography.

Mr. Hutchinson reported that the substantial property right is not only the deck, but the continued ability to use a deck that was already in existence prior to purchase of the property. The new deck does not increase the size of the overall encroachment, and on this lot, there is no functional alternative location. Granting the variance will not substantially affect the General Plan or the public interest. This deck is on a non-historic site that is largely screened by topography. From the street level, it is not very noticeable. Denying the Variance would cause an inequitable result, requiring the applicant to tear out the deck at their expense and have a different house than the one purchased. It would not be just to deny a Variance where the owner submitted plans and had them approved. Mr. Hutchinson asked the Board of Adjustment to grant the Variance request.

Planner Covey stated that in the Waiver Letter issued last May, it stated that the scope of the project was the repair of the decking material only. The procedural history was reviewed in detail during the last Board of Adjustment discussion on this application.

Board Member Stafsholt agreed with the comments shared by Mr. Hutchinson. The Board often deals with applicants who are asking for more, but in this case, the applicants have acted in good faith. The procedure was followed, plans were stamped, and there were several inspections. The applicants were following the rules, so it does not make sense to ask that the deck be demolished. It would be unjust to ask that of the applicants. He does not believe the Board of Adjustment has a right to require a smaller deck on this property, but the applicants have agreed to that. All of the rules have been followed.

MOTION: Board Member Stafsholt moved to APPROVE the Variance at 416 Ontario Avenue, based on the following:

Findings of Fact:

1. 416 Ontario Avenue is a non-Historic Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District.
2. A former Non-Complying Deck that did not meet HR-1 Front Setback requirements, encroached into Ontario Avenue, and violated Historic District regulations for Decks within front yards, was removed.
3. The former Non-Complying Deck was framed to surround two mature trees; the mature trees have since been removed.
4. Pursuant to Land Management Code (LMC) § 15-9-6, a Non-Complying Structure may be repaired so long as it does not create any new non-compliance.
5. When the previously existing Non-Complying Deck was removed, it lost its Non-Complying status and new construction is required to comply with the requirements of the LMC.
6. The Applicant requests a Variance from the requirements of the LMC to complete construction of a new Deck.
7. LMC § 15-13-8(B)(2)(7) outlines regulations for Decks in the Historic Districts:
 - a. The Lot at 416 Ontario is 75 feet deep and requires a 10-foot Front Setback in the HR-1 Zoning District pursuant to LMC § 15-2.2-3.
 - b. LMC § 15-2.2-3(G)(3) allows Decks to encroach into the Front Setback so long as they are no more than 10 feet wide and project no more than 3 feet into the Front Setback.
 - c. The newly constructed Deck is 25 feet wide and 12 feet deep and encroaches 7 feet into the Front Setback, crossing over the property line and encroaching 5 feet into the Ontario Avenue right-of-way.

- d. The Applicant proposes to reduce the size of the newly constructed Deck to 23 feet in width and 11 feet in depth.
- 8. The Applicant seeks a Variance from LMC § 15-2.2-3(G) Front Setback Exceptions in the HR-1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for Non-Historic Residential Sites to construct a Deck in the Front Yard of the SFD in the Historic District.
- 9. Literal enforcement of the LMC would add unreasonable hardship from the fact that the new Deck would need to be drastically reduced in size resulting in decreased enjoyment and use of the Front Setback of the home. The existing home is significantly further set back compared to neighboring properties. The property is on an extreme slope thus the Deck is not visible from the street except for the railing. Some of the general purposes of the Park City LMC are to:
 - a. Promote the general health, safety and welfare of the present and future inhabitants, businesses, and visitors of Park City;
 - b. Preserve open space, scenic views, environmental areas, steep slopes and sensitive lands;
 - c. Preservation of rights to the current deck will improve both the safety and welfare of present and future inhabitants, as well as visitors considering the dangerous nature of the original deck and trees. Increased enjoyment of Park City's scenic views would also result from having a larger front deck area. The newly constructed deck adheres to the general purposes of the Park City Land Management Code.
- 10. Special circumstances attached to the property include the age of the deck, which precedes the current Land Use Ordinance. The original deck was constructed before the current Land Use Ordinance was adopted and it was allowed to remain through the grant of an easement. This does not apply to other properties in the same zone due to the fact that they are mostly new construction. The removal of the deck was not a self-imposed hardship as it was necessary due to the failing nature of the structure and substandard construction.
- 11. The enjoyment of the property would be substantially impacted from the reduction of the usability of the front of the home. The unique setback nature of the house makes a large front deck necessary to full enjoyment of both mountain views and outdoor access. The deck provides expansive views of Main Street Park City, surrounding mountains, and outdoor space. Restriction of deck size would greatly hinder enjoyment of the above. Other properties in the same zone have similar outdoor access with unrestricted

views from the front of their homes, which can only be replicated through a front deck on this particular property due to the current zoning ordinance.

12. The General Plan states, "While the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872–1929)." The requested variance in fact preserves the original layout of the home, and keeping the original deck dimensions is the least destructive course of action. The variance will not be contrary to public interest as efforts will be taken to preserve the historic appearance of the front facade. The original skirting was kept and helps to maintain the original look and character. Original railroad ties and different railings might also be used to keep a similar aesthetic. The house was also granted a Preservation Award in early 2025 by the Park City Museum, showing the care taken in the renovation of the property to keep its historical appearance and charm.
13. Characteristics of the parcel make adhering to current zoning ordinances impossible, considering the vast array of setback exceptions that are not, and cannot, be met. The home was constructed before modern zoning restrictions and thus the zoning ordinance cannot be observed as intended. The homeowners intend to observe the spirit of the zoning ordinance by preserving its external appearance with a deck of similar dimensions to the original. This upholds goal 15 of the Park City General Plan which is to "[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations."

Conclusions of Law:

1. The Applicant met their burden of establishing that the five criteria in LMC § 15-10-8(C) have been met.
2. The Board of Adjustment finds:
 - a. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC.
 - b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.
 - c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Properties in the same zone.
 - d. The Variance would not substantially affect the General Plan and would not be contrary to the public interest.

- e. The spirit of the Land Management Code would be observed by granting the Variance, and substantial justice done.

Conditions of Approval:

1. The Variance is limited to the outlined request, and the Deck shall not exceed 23 feet in width or 11 feet in depth. No other modifications are proposed or approved.

Board Member Armstrong seconded the motion. Vote on Motion: Board Member Schulman – No; Board Member Gezelius – Yes; Board Member Stafsholt – Yes; Board Member Armstrong – Yes. The motion passed with a vote of 3-to-1.

7. ADJOURN

Director Ward reported that there will be a future meeting to address the continued agenda item. There will be coordination with the Board once that is ready for review. Board Member Stafsholt asked if he would be able to attend the continuance on 37 and 45 Hillside Avenue, which was confirmed. Staff will reach out for Board Member availability.

MOTION: Board Member Schulman moved to ADJOURN. Board Member Gezelius seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at 6:11 p.m.

Board of Adjustment Staff Report

Subject: Chair Election
Author: Levi Jensen, Office Administrator
Date: September 1, 2026



Recommendation

Nominate and elect a Board of Adjustment Chair to serve a one-year term.

Background

The Board of Adjustment elects one of its members to serve as Chair for a term of two years.¹ The Chair may be elected to serve for one consecutive additional term, but not for more than two successive terms.² The current Chair, Jennifer Franklin, was elected to serve on August 20, 2024, has completed a two-year term, and is eligible for one additional consecutive term.

¹ [LMC § 15-10-5](#)

² Id.

Board of Adjustment Staff Report



Subject: 1196 Lowell Avenue
Application: PL-26-06991
Author: Jaron Ehlers, Planner II
Date: September 1, 2026
Type of Item: Variance

As of May 7, 2025, Utah Code [§ 10-20-1101\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.

Recommendation

(I) Review the requested Variance from Land Management Code (LMC) [§ 15-2.2-3\(H\) Rear Setback Exceptions](#) to remove a second-story Juliette balcony to construct a second-story deck that encroaches 8.5 feet into the 10-foot Rear Setback, (II) conduct a public hearing, and (III) consider denying the Variance based on the Findings of Fact and Conclusions of Law outlined in draft Final Action Letter (Exhibit A).

Description

Applicant: Stewart Nelson
Location: 1196 Lowell Avenue
Zoning District: Historic Residential-1
Adjacent Land Uses: Residential
Reason for Review: The Board of Adjustment reviews and takes Final Action on Variances.¹

HR-1 Historic Residential-1
LMC Land Management Code
SFD Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

1196 Lowell Avenue is a 25-foot by 75-foot Old Town Lot (Parcel SA-290-G-2) with a Single-Family Dwelling (SFD) constructed in 1995 within the Historic Residential-1 (HR-1) Zoning District.

¹ LMC [§ 15-1-8\(I\)](#)

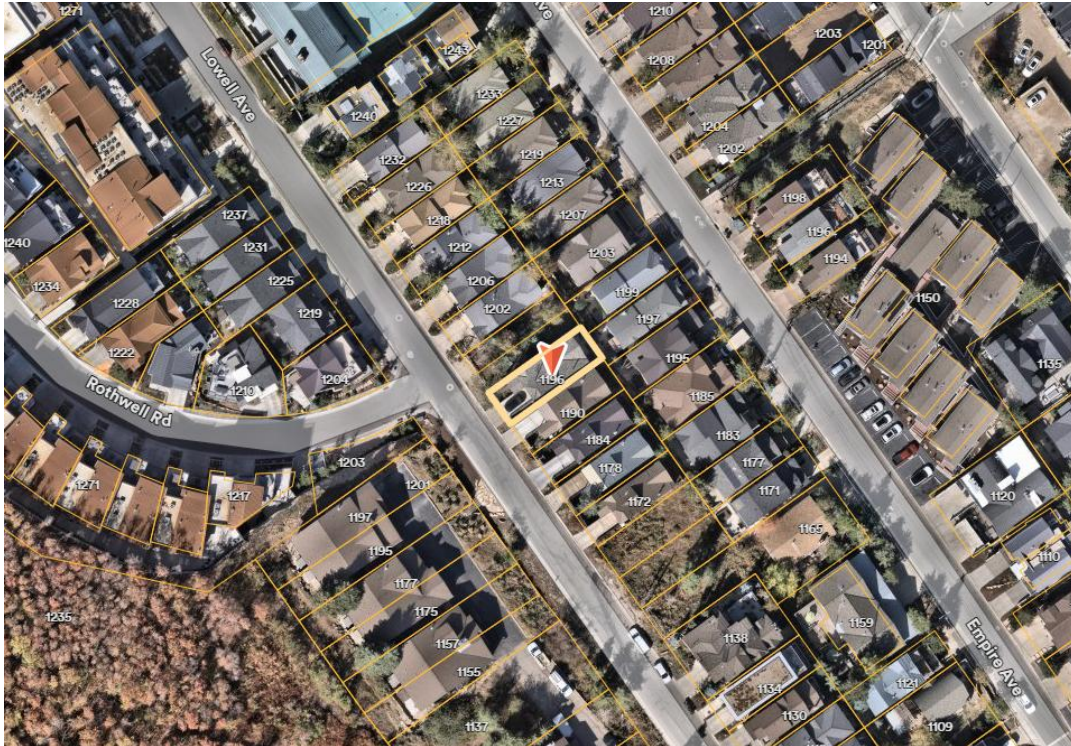


Figure 1: Location of 1196 Lowell Avenue shown by bright orange line and orange arrow.

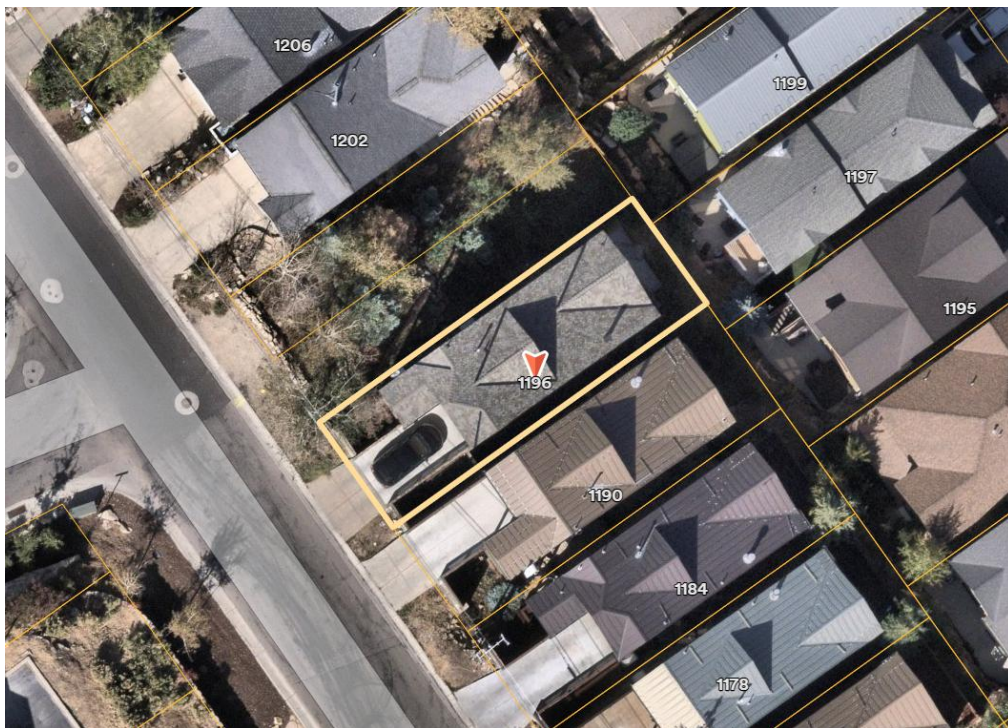


Figure 2: Closer view of 1196 Lowell Avenue.

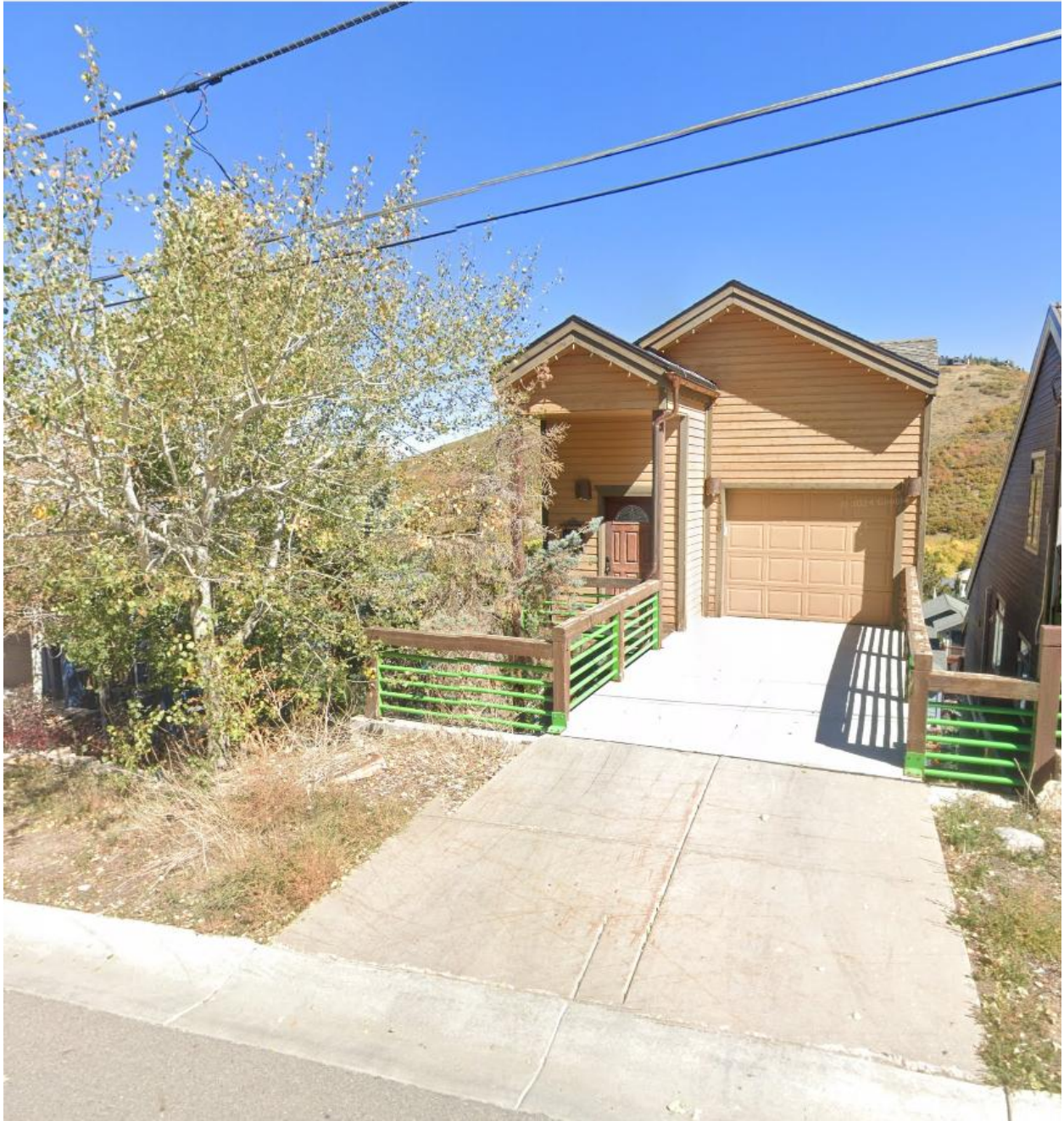


Figure 3: 1196 Lowell Avenue viewed from the right-of-way on Google Maps

At the time a building permit for the SFD was submitted in 1995, the LMC established a minimum 10-foot Rear Setback, with one exception (Exhibit B):

- (d) Rear Yard. The minimum depth of the rear yard for all main buildings shall be based upon the size of the parcel. On parcels 100 feet deep or less and 75 feet wide or less, the rear setback must be ten feet. On parcels between 75 feet and 100 feet deep and of greater than 75 feet width, the front and rear setbacks must total 25 feet with a minimum of ten feet. On parcels deeper than 100 feet, the front and rear setbacks must total 30 feet, with a minimum of ten feet.

Accessory buildings shall have a minimum rear setback of one foot from the rear property line. On corner lots which rear upon the side yard of an adjacent lot, accessory buildings shall be located no closer than five feet to the rear property line.

7-2

Today's LMC establishes more flexibility within the Rear Setback. In the HR-1 Zoning District, LMC [§ 15-2.2-3\(F\)](#) *Lot and Site Requirements* requires a 10-foot Rear Setback for properties 75 feet in depth and LMC [§ 15-2.2-3\(H\)\(10\)](#) allows decks no more than 30 inches above Final Grade to encroach within the Rear Setback, so long as at least a one-foot Rear Setback is maintained. However, decks more than 30 inches above Final Grade are prohibited from encroaching into the Rear Setback.

The approved 1995 building permit for the SFD included two options for the rear facade – one with no rear Juliette balcony, and one with a second-story Juliette balcony (Exhibit C):

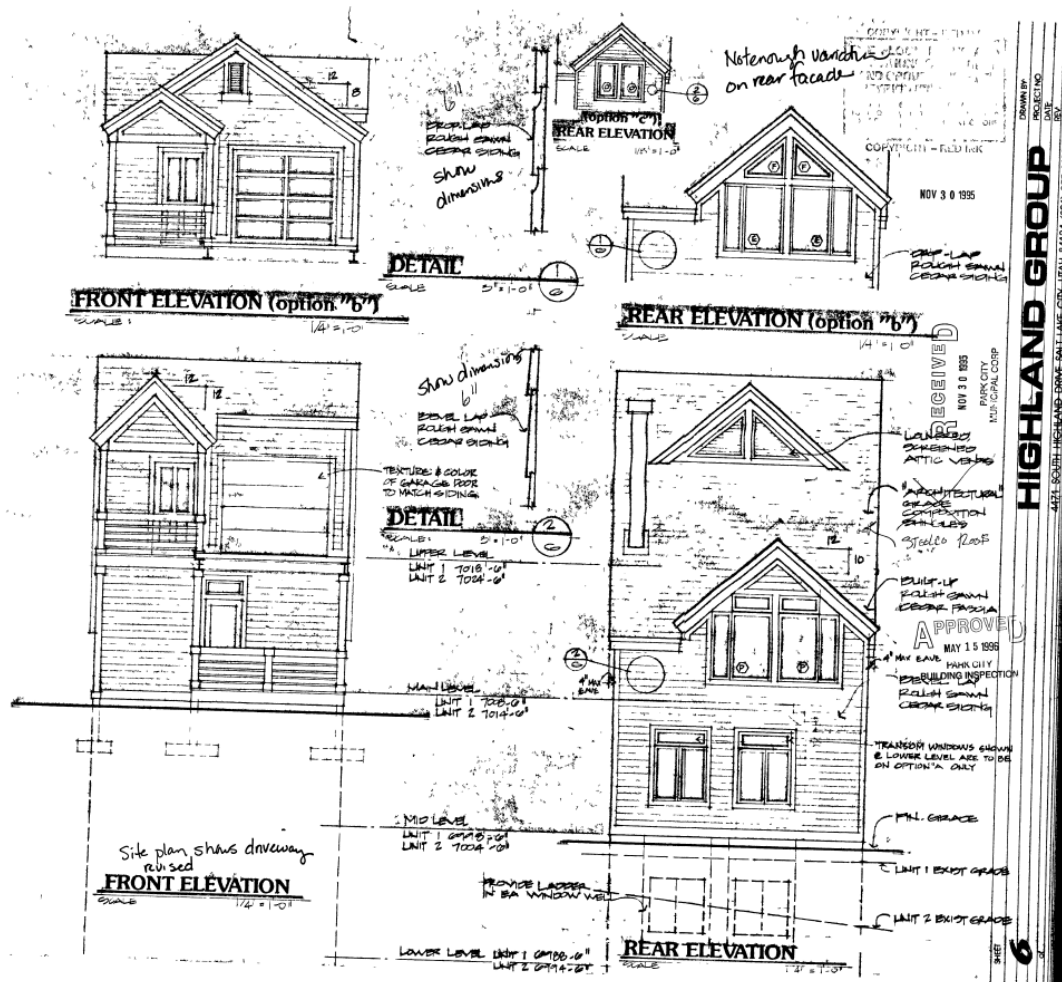


Figure 4: Option with no Juliette balcony.

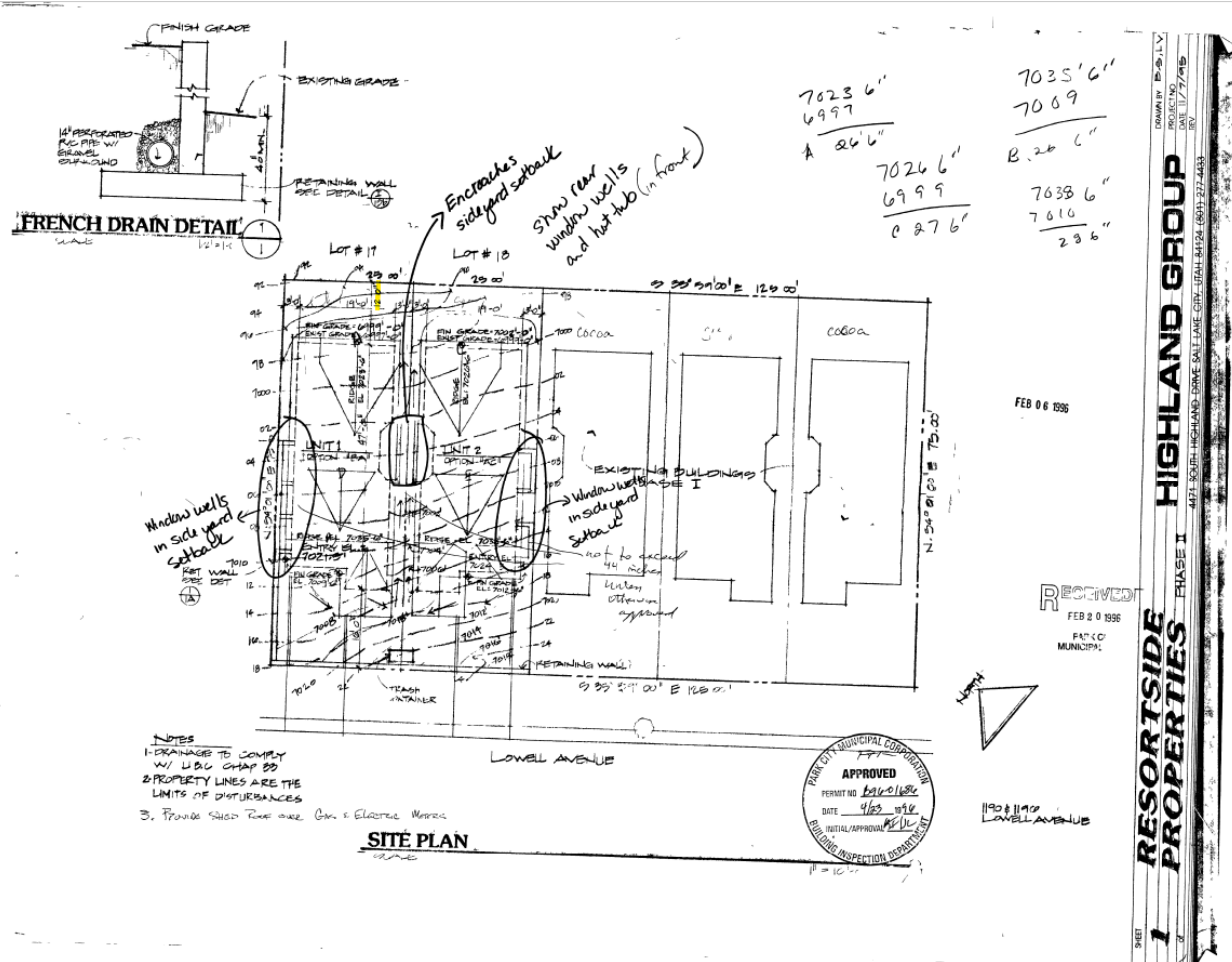


Figure 6: Excerpt from 1995 Building Permit showing a minimum 12-foot Rear Setback highlighted in yellow.

However, a 2026 Boundary Survey indicates the SFD building footprint was built with only a 11.29- to 11.67-foot Rear Setback. As a result, the existing Juliette balcony, which is cantilevered approximately two feet from the SFD, encroaches into the required 10-foot Rear Setback (Exhibit D).

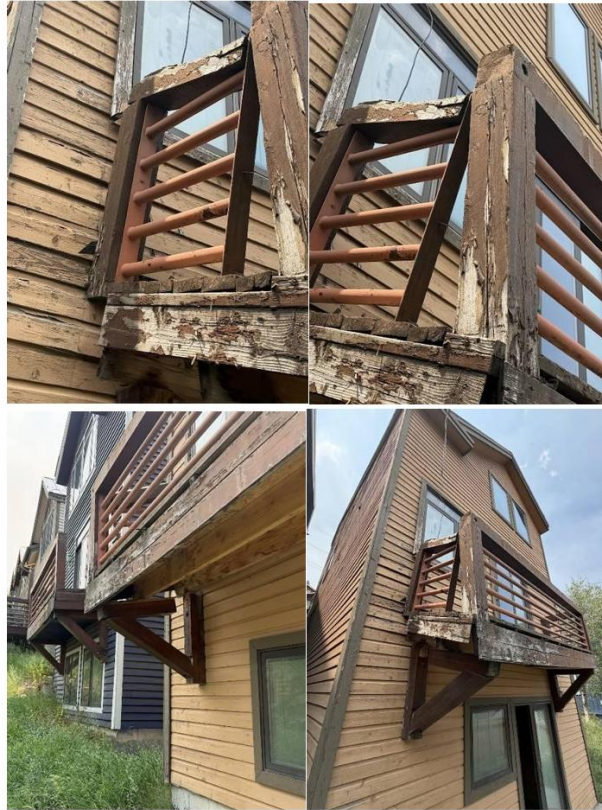


Figure 7: Images of the existing conditions of the Juliette balcony provided by the Applicant.

LMC [§ 15-15-1](#) defines a *Non-Complying Structure* as:

A Structure that:

1. legally existed before its current zoning designation; and
2. because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure.

A property owner bears the burden of establishing that a Non-Complying Structure lawfully exists.² If a Non-Complying Structure is found to have legally existed, then it may be repaired, maintained, altered, or enlarged, if it does not create any new non-compliance or increase the degree of non-compliance.³

The Applicant has not sought a Non-Complying Structure determination to repair the Juliette balcony. Rather, the Applicant requests the Board of Adjustment grant a Variance from the Rear Setback requirements to remove the Juliette balcony and construct a second-story deck that extends 8.5 feet into the Rear Setback (Exhibit E, Applicant's Narrative).

² LMC [§ 15-9-2\(A\)](#)

³ LMC [§ 15-9-6\(A\)](#)

Analysis

To grant the requested Variance, the Board of Adjustment must find that all five criteria in Land Management Code Section 15-10-8(C) are met. The Applicant bears the burden of proving that all five criteria have been met.

The Board of Adjustment hears Variance requests, takes Final Action, and may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or serve the purpose of the standard or requirement that is waived or modified.⁴

In determining whether an unreasonable hardship exists, pursuant to LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment must find the unreasonable hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.⁵ In determining whether enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find unreasonable hardship if the hardship is self-imposed or economic.⁶

(I) The Applicant requests a Variance from Land Management Code Section 15-2.2-3(H) *Rear Setback Exceptions* to construct a deck that encroaches 8.5 feet into the Rear Setback.

The five criteria in LMC [§ 15-10-8\(C\)\(1\)](#) are outlined below with the Applicant's response in *italics* and staff analysis below. Please see Exhibit E for the Applicant's full analysis and narrative.

(1) Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.

The Applicant states:

"Literal enforcement of standard yard setbacks would prohibit constructing a functional elevated deck replacement, forcing reliance on a failed attachment point or rendering upper-level egress and structural repair unfeasible. The hardship is physical and structural rather than self-imposed or financial: the existing building footprint and narrow setbacks dictate that any modern, structurally sound replacement—requiring independent 40-inch frost-line pier supports engineered for heavy Park City snow loads—must occupy the existing structural zone. Granting the variance allows life-safety compliance without compromising the general purpose of the LMC."

LMC [§ 15-2.2-1](#) establishes the purposes of the HR-1 Zoning District:

⁴ LMC [§ 15-10-8](#)

⁵ LMC [§ 15-10-8\(D\)\(1\)](#)

⁶ LMC [§ 15-10-8\(D\)\(2\)](#)

- A. Preserve present land Uses and character of the Historic residential Areas of Park City;
- B. Encourage the preservation of Historic Buildings and/or Structures;
- C. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
- E. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The Rear Setback requirements apply to all HR-1 Zoning District properties. The Applicant may propose a rear deck that is not more than 30 inches above Final Grade within the Rear Setback, so long as a minimum one-foot Rear Setback is provided. However, the LMC prohibits second-story decks from encroaching into the Rear Setback, and the Applicant has not demonstrated an unreasonable hardship.

The 8.5-foot encroachment of a new second-story deck is not required for structural upgrades. The Building Department reviewed the Applicant's findings that the Juliette balcony cannot be repaired and that a second-story deck that encroaches in the required 10-foot Setback by 8.5 feet is required to facilitate structural repair of the Juliette balcony. The Building Code does not prevent repairs to the Juliette balcony and if the Applicant demonstrates the Juliette balcony is a Non-Complying Structure, and a Non-Complying Structure Determination is issued, the Building Department would approve plans to repair the Juliette balcony if stamped by a licensed Engineer.

(2) There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone.

The Applicant States:

"1196 Lowell Avenue features unique physical constraints, including tight property boundary proximity, steep local topography, and an original building profile that relied on a cantilevered/attached Juliet balcony that ultimately experienced structural failure. Furthermore, the necessity to engineer an elevated replacement deck that remains completely structurally independent of the neighboring property requires precise pier placement within the setback zone. These combined physical site constraints do not generally apply to standard lots in the zone."

The circumstances the Applicant notes are not unique to this property and are common in Old Town. The Applicant has not provided evidence demonstrating this site is unique. Many sites in Old Town are constrained by tight property boundaries, steep local topography, and existing building profiles. An example is the neighboring property of 1190 Lowell Avenue which also has a Juliette balcony of a similar size and shape.

(3) Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

The Applicant states:

“Outdoor elevated deck space and safe exterior access/egress are standard, substantial property rights enjoyed by residential properties throughout Old Town and the surrounding Lowell Avenue residential corridors. The variance does not grant a special privilege, but rather restores safe, structurally sound deck access comparable to surrounding multi level residential properties in the same zoning district.”

LMC [§ 15-2.2-3\(H\)](#) clearly establishes that a second-story deck within the Rear Setback is not a substantial Property right enjoyed by most properties within the HR-1 Zoning District. Rather, it is prohibited. Granting such a Variance on a steeply sloped site would increase impacts to the downhill Lots on Empire Avenue.

The LMC allows for decks to encroach in the Rear Setback so long as they are no more than 30 inches above Final Grade with a minimum one-foot Rear Setback.

(4) The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The Applicant states:

“The proposed elevated deck replacement aligns with the Park City General Plan goals of maintaining structural integrity, architectural compatibility, and residential safety in Old Town/Lowell Avenue. Eliminating a failed structural balcony and replacing it with a code-compliant, independently supported deck built to withstand local snow load requirements directly protects public safety, health, and welfare without negatively impacting neighboring views, light, or public rights-of-way.”

For the Old Town Neighborhood, the [General Plan recommends](#) the City “Preserve the Historic Neighborhood Character.” The *Regulations for New Residential Infill Construction in Historic Districts*, specifically LMC [§ 15-13-8\(B\)\(7\)\(b\)](#) state that “(t)he visual impact of a deck should be minimized by limiting its size and scale.” A large, second-story deck that encroaches into the code-required Rear Setback is not appropriate for the Historic District.

(5) The spirit of the Land Management Code is observed and substantial justice done.

The Applicant states:

“The spirit of the Land Management Code's setback requirements is to ensure building separation, light, air, fire safety, and structural integrity. The proposed replacement deck fulfills this intent by utilizing non-combustible/high-durability materials and engineered

pier foundations, while strictly avoiding structural reliance on adjacent structures. Granting the variance delivers substantial justice by allowing the property owner to safely remedy a failed structural component while preserving the character and safety of the immediate neighborhood.”

Substantial justice is not done as the Applicant has not met their burden of proving why this Variance is necessary. There are other code compliant pathways they could take to build a Rear Deck. However, a large, second-story rear deck is prohibited in the HR-1 Zoning District regulations in LMC [Chapter 15-2.2](#) and the Historic Regulations in LMC [Chapter 15-13](#), as outlined above. The proposed Variance would create an exception to consistently applied code, not relieve an unnecessary hardship created by factors outside the Applicant’s control.

Department Review

The Planning and Executive Departments and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 18, 2026. Staff mailed courtesy notice to property owners within 300 feet on August 18, 2026. The *Park Record* published courtesy notice on August 18, 2026.⁷

Alternatives

The Board of Adjustment may:

- Deny the Variance.
- Approve the Variance and direct staff to make Findings and Conditions of Approval.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: 1995 Historic Residential - 1 Code
C: 1995 Building Permit
D: Survey
E: Applicant’s Narrative

⁷ LMC [§ 15-1-21](#)



Planning Department

September 1, 2026

Stewart Nelson

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 1196 Lowell Avenue

Zoning District: Historic Residential-1

Application: Variance

Project Number: PL-26-06991

Action: DENIED

Date of Final Action: September 1, 2026

Project Summary: The Applicant seeks a Variance from Land Management Code Section 15-2.2-3(H) *Rear Setback Exceptions* in the Historical Residential-1 Zoning District to construct a second-story deck in the Rear Setback.

Action Taken

On September 1, 2026, the Board of Adjustment denied the 1196 Lowell Avenue Variance according to the following findings of fact and conclusions of law:

Findings of Fact

1. 1196 Lowell Avenue is a 25-foot by 75-foot Old Town Lot (Parcel SA-290-G-2) in the Historic Residential – 1 (HR-1) Zoning District.
2. In 1995, the City issued a Building Permit for a Single-Family Dwelling (SFD) on the site.
3. In 1995, at the time of the Building Permit submittal, the Land Management Code (LMC) required a minimum 10-foot Rear Setback.
4. Today's LMC establishes more flexibility within the Rear Setback. In the HR-1 Zoning District, LMC § 15-2.2-3(F) *Lot and Site Requirements* requires a 10-foot Rear Setback for properties 75 feet in depth and LMC § 15-2.2-3(H)(10) allows decks no more than 30 inches above Final Grade to encroach within the Rear



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Setback, so long as at least a one-foot Rear Setback is maintained. However, decks more than 30 inches above Final Grade are prohibited from encroaching into the Rear Setback.

5. The 1995 building permit for the SFD included two options for the rear façade – one with no rear Juliette balcony, and one with a second-story Juliette balcony.
6. The approved building permit indicated the SFD would be constructed with a minimum 12-foot Rear Setback.
7. The Juliette balcony is approximately two feet in depth and if constructed according to the approved building permit, would not encroach into the required 10-foot Rear Setback.
8. However, a 2026 Boundary Survey indicates the SFD building footprint was constructed with only a 11.29- to 11.67-foot Rear Setback. As a result, the existing Juliette balcony that cantilevers approximately two feet from the SFD encroaches into the required 10-foot Rear Setback.
9. The Applicant would like to remove the Juliette balcony to construct a second-story deck that encroaches 8.5 feet into the Rear Setback.
10. LMC § 15-2.2-3(H) establishes that decks greater than 30 inches above Final Grade in the HR-1 Zoning District are prohibited within the Rear Setback.
11. The Applicant requests a Variance, stating that a larger deck is required to build a structurally sound deck.
12. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all five criteria have been met. In this case, the Applicant has not:
 - a. **Literal enforcement of the Land Management Code does not cause an unreasonable hardship for the Applicant.**
 - i. LMC § 15-2.2-1 establishes the purposes of the HR-1 Zoning District:
 1. Preserve present land Uses and character of the Historic residential Areas of Park City;
 2. Encourage the preservation of Historic Buildings and/or Structures;
 3. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
 4. Define Development parameters that are consistent with the General Plan policies for the Historic core; and



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5. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
 - ii. The Rear Setback requirements apply to all HR-1 Zoning District properties. The Applicant may propose a rear deck that is not more than 30 inches above Final Grade within the Rear Setback, so long as a one-foot Rear Setback is maintained. However, the LMC prohibits second-story decks from encroaching into the Rear Setback, and the Applicant has not demonstrated an unreasonable hardship.
 - iii. The Applicant has not demonstrated an unreasonable hardship. The 8.5-foot encroachment of a new second-story deck is not required for structural upgrades. The Building Department reviewed the Applicant's findings that the Juliette balcony cannot be repaired and that a second-story deck that encroaches in the required 10-foot Setback by 8.5 feet is required to facilitate structural repair of the Juliette balcony. The Building Code does not prevent repairs to the Juliette balcony and if the Applicant demonstrates the Juliette balcony is a Non-Complying Structure, the Building Department would approve plans to repair the Juliette balcony if stamped by a licensed Engineer.
- b. There are not special circumstances attached to the Property that do not generally apply to other properties in the same zone.**
- i. Typical Old Town Lots are 25 feet by 75 feet, or 1,875 square feet. 1196 Lowell Avenue is a typical Old Town Lot.
 - ii. The Applicant has not provided evidence demonstrating this site is unique. Many sites in Old Town are constrained by tight property boundaries, steep local topography, and existing building profiles. An example is the neighboring property of 1190 Lowell Avenue which also has a Juliette balcony of a similar size and shape.
- c. Granting the Variance is not essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**
- i. LMC § 15-2.2-3(H) clearly establishes that a second-story deck within the Rear Setback is not a substantial Property right enjoyed by most properties within the HR-1 Zoning District. Rather, it is



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prohibited. Granting such a Variance on a steeply sloped site would increase impacts to the downhill Lots on Empire Avenue.

- ii. The LMC allows decks to encroach in the Rear Setback so long as they are no more than 30 inches above Final Grade with a minimum one-foot Rear Setback.

d. The Variance will substantially affect the General Plan and will be contrary to the public interest.

- i. For the Old Town Neighborhood, the General Plan recommends that the City “Preserve the Historic Neighborhood Character.” The Regulations for New Residential Infill Construction in Historic Districts, specifically LMC § 15-13-8(B)(7)(b) state that “(t)he visual impact of a deck should be minimized by limiting its size and scale.” A large, second-story deck is not appropriate for the Historic District.

e. The Spirit of the Land Management Code is not observed, and substantial justice is not done.

- i. Substantial justice is not done as the Applicant has not met their burden of proving why this Variance is necessary. There are other code compliant pathways they could take to build a Rear Deck. Large, second-story rear decks are explicitly discouraged by the HR-1 Zoning District regulations in LMC Chapter 15-2.2 and the Historic District Regulations in LMC Chapter 15-13. The proposed Variance would create an exception to consistently applied code, not relieve an unnecessary hardship created by factors outside the Applicant’s control.

Conclusions of Law

1. The Applicant failed to prove that their Variance request meets the five criteria outlined in LMC § 15-10-8:
 - a. Literal enforcement of the LMC would not cause an unreasonable hardship for the Applicant.
 - b. There are not special circumstances attached to the Property that do not generally apply to other properties in the same zone.
 - c. Granting the Variance is not essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.



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- d. The Variance will substantially affect the General Plan and will be contrary to the public interest.
- e. The spirit of the LMC is not observed, and substantial justice is not done.

This Final Action may be appealed pursuant to LMC [§ 15-10-12](#). If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

Sincerely,

Board of Adjustment Chair

CC: Jaron Ehlers, Project Planner

CHAPTER 7. DISTRICTS AND REGULATIONS

7.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

7.1.1. PURPOSE. The purpose of the Historic Residential HR-1 District is to allow the preservation of the present land uses and the character of the historic residential areas of Park City, and to encourage the preservation of historic structures and the construction of new structures that preserve and contribute to the character of the district, and to encourage densities of development that will preserve the desirable residential environment, and also densities which are consistent with the inherent constraints on development within the narrow canyon areas and on areas that may have steep or substandard street systems.

7.1.2. PERMITTED USES. In the HR-1 district, no building or structure shall be erected which is arranged, designed, or intended to be used, or which is used for any purpose other than those purposes designated on the Use Table as being permitted uses (designated by the letter "A") or conditional uses (designated by the letter "C"). All other land uses are prohibited.

7.1.3. LOT SIZE AND COVERAGE REGULATIONS.

(a) Lot Size. The minimum lot area shall be 1,875 square feet for a single family residence; 3,750 square feet for a duplex, and 5,625 square feet for a triplex. The minimum width of a lot shall be 25 feet, measured 15 feet back from the front lot line. The Historic District Commission advises that all resubdivisions of lots within the HR-1 zone comply with a standard lot size of approximately 25 x 75 feet. Because combinations of lots are permitted for larger structures, development potential of resubdivided parcels is not affected. However, smaller lots do allow the potential for the development of smaller single family structures, while resubdivisions into larger lots promotes the construction of larger houses, duplexes, and triplexes.

(b) Floor Area Ratio. The floor area of all new structures constructed within the HR-1 District shall be limited by the Floor Area Ratio (FAR) which shall be the Floor Area as defined in Chapter 2, divided by the total area of the lot or parcel. For lots up to 1875 square feet, the maximum FAR shall be .9. For parcels of 1876 square feet or larger, the floor area ratio is equivalent to the maximum floor area for the first 1875 square feet (1687 square feet), plus 30% of additional lot square footage. The maximum square footage is calculated by the following formula:

$$\text{MAXIMUM FLOOR AREA} = 1687 + (.30 \times (\text{Parcel Size} - 1875))$$

In calculating the FAR for a single family structure, 400

square feet may be added to the total floor area for a two car garage after calculating the FAR. For duplexes, triplexes and multi-unit structures, the garage addition shall be 400 square feet for each residential unit.

In an effort to further maintain Park City's Historic District, this Floor Area Ratio requirement shall not apply to renovations, additions, or expansions to historic structures (structures at least 50 years old, as approved by the Historic District Commission).

- (c) Side Yard. The minimum side yard for a single family structure shall be three feet. The minimum side yard for any structure of two units or more shall be five feet.

For structures on lots from ²⁶25 to 50 feet in total width, the sum of the side yard setbacks must total ten feet. For structures on parcels from 51 to 75 feet in total width, the total side setbacks must be 15 feet with a minimum of five feet on one side. For structures on parcels of greater than 76 feet total width, the side setbacks must be ten feet each.

1. A side yard shall not be required between structures designed with a common wall on a lot line. The longest dimension of buildings thus joined shall not exceed 50 feet.
2. For side yards of less than five feet, the special side yard exceptions as provided in Section 8.14 shall not apply, except for projections of less than four inches as specified in Section 8.14(a) and for allowance for a driveway as specified in Section 8.14(h).
3. On corner lots, any yard which faces on a street for both main and accessory buildings shall not be less than 10 feet.

- (d) Rear Yard. The minimum depth of the rear yard for all main buildings shall be based upon the size of the parcel. On parcels 100 feet deep or less and 75 feet wide or less, the rear setback must be ten feet. On parcels between 75 feet and 100 feet deep and of greater than 75 feet width, the front and rear setbacks must total 25 feet with a minimum of ten feet. On parcels deeper than 100 feet, the front and rear setbacks must total 30 feet, with a minimum of ten feet.

Accessory buildings shall have a minimum rear setback of one foot from the rear property line. On corner lots which rear upon the side yard of an adjacent lot, accessory buildings shall be located no closer than five feet to the rear property line.

- (e) Front Yard. The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be based on the size of the parcel. On parcels 100 feet deep or less and 75 feet wide or less, the front setback must be ten feet. On parcels between 75 feet and 100 feet deep and of greater than 75 feet width, the front and rear setback must total 25 feet with a minimum of ten feet. On parcels deeper than 100 feet, the front and rear setbacks must total 30 feet, with a minimum of ten feet. Open parking spaces may be permitted in the front yard area, but not within the minimum side yard area. "Open parking spaces" does not include carports.

7.1.4. SPECIAL PARKING REGULATIONS.

- (a) Tandem parking is permitted for single family and duplex dwellings in the Historic District.
- (b) To encourage the location of parking in the rear, common driveways may be permitted along shared side yard property lines where those drives provide access to parking in the rear of the main building. Restrictions on the deeds to both properties must provide for the preservation of such a shared drive.
- (c) Common parking facilities may be permitted, upon approval of the Planning Department, where such a grouping may facilitate the development of individual buildings that more closely conform to the scale of historic structures in the district as defined in the design guidelines. Parking structures may be permitted, provided that the structure maintains all yard setbacks above grade, but may occupy below grade side yard areas between participating developments.
- (d) In order to minimize the amount of hard-surfaced paving in front yards, the following limits on the widths of paved areas for driveways and exposed parking that are visible from the street shall apply:
 - 1. For a single family dwelling on a 25 foot wide lot, the total area of hard surface for drive and parking shall not exceed 12 feet in width. The balance of any parking area or drive area shall be made of porous paving material. Drives shared with adjoining properties shall not exceed 35 feet in total width, regardless of placement on the lots involved.
 - 2. For all other buildings, the total drive area shall not exceed 27 feet in width for hard surfaced drive and parking area, with additional parking and drive area provided with porous paving material. This hard surfaced width may be divided into separate drives, or in a single

drive.

3. Garage door openings on single family structures on 25 foot lots shall not exceed 10 feet in width. On single lots that are more than 25 feet, but less than 37.5 feet in frontage width, the garage door openings shall not exceed 16 feet in width. Duplex structures on 50 foot or wider lots may have one garage door opening (or combination of openings) totaling 18 feet in width for each unit of the duplex, or a total of 36 feet in width for the structure. Triplex structures, which are required to have a common underground parking area, shall have only one garage door opening, which shall not exceed 18 feet. Where garage door openings appear on a facade that does not face a street, so the garage is accessed from a common drive between adjoining properties, the Community Development Department may waive the maximum door width if necessary to make the common drive arrangement function.
- (e) It is the City's policy to consider allowing a portion of the length of a code required parking stall to be placed within the City right of way, subject to the City Engineer's approval. The City Engineer shall consider the likelihood of future roadway changes, utilities, and any other health/safety considerations which may render parking in the right of way unacceptable.

7.1.5. BUILDING HEIGHT.

- (a) Structures shall be erected to a height no greater than 28 feet, as defined in Section 8.17. No volume or area above this 28 foot height may be used for facade variation open space.
- (b) Downhill facades may not exceed 28 feet from natural or final grade (whichever is more restrictive) to the peak of the roof. The design of the structure must incorporate a significant facade shift after the 28 foot limit to break up the mass of the structure as viewed from public rights-of-way or properties below. The length of the facade shift should be in proportion to the building mass and may be roughly equal to the difference between natural and final grade at the base of the downhill facade. However, in order to avoid dictating design, no absolute standard for the size of the shift is specified. Rather, the Historic District Commission shall review the facade shift during normal design review and may approve lesser or require greater shifts based upon neighborhood compatibility, visibility from public rights-of-way, and other design considerations.

7.1.6. SPECIAL REQUIREMENTS FOR CONDITIONAL USES. The

following impacts shall be considered in reviewing conditional uses:

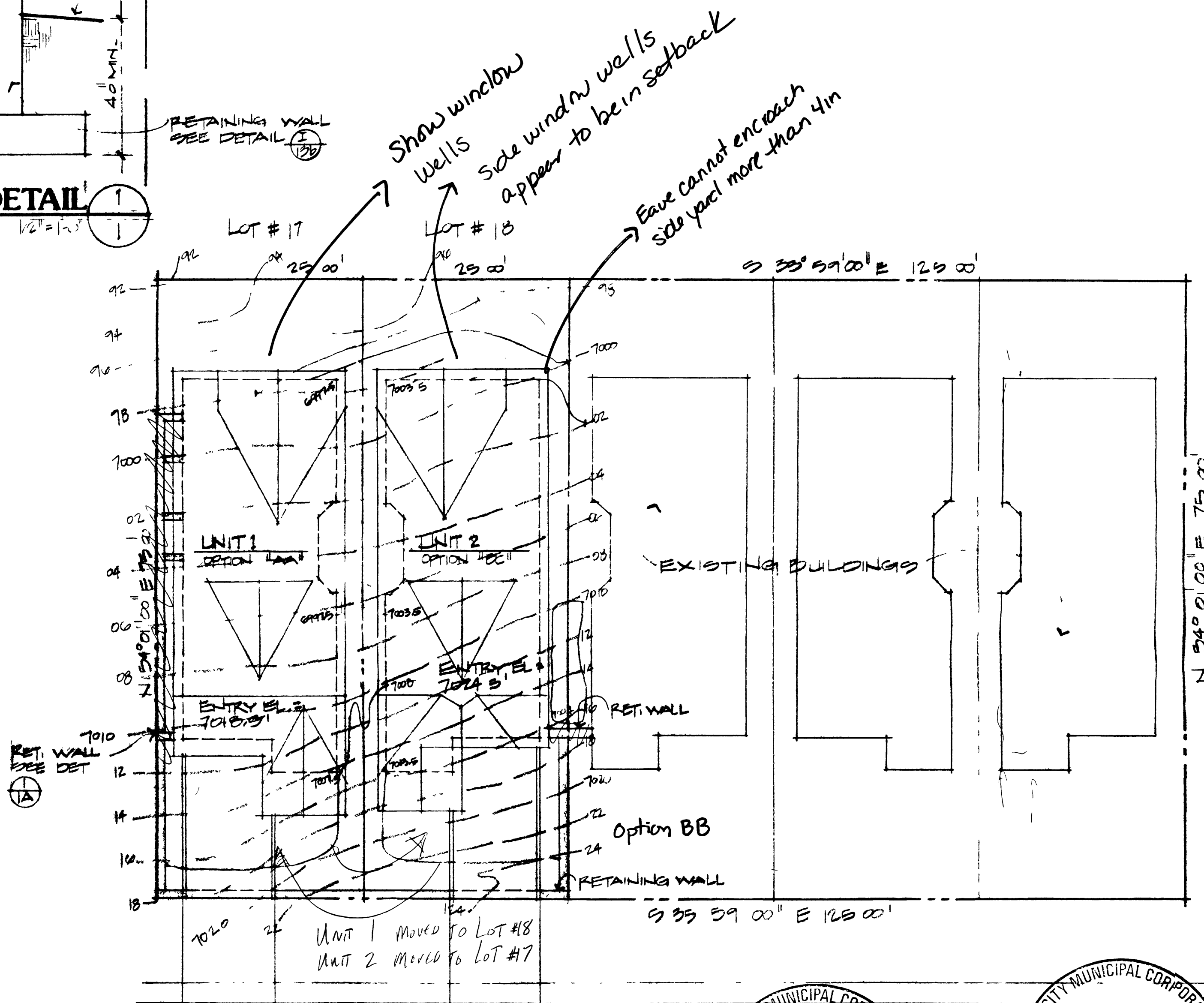
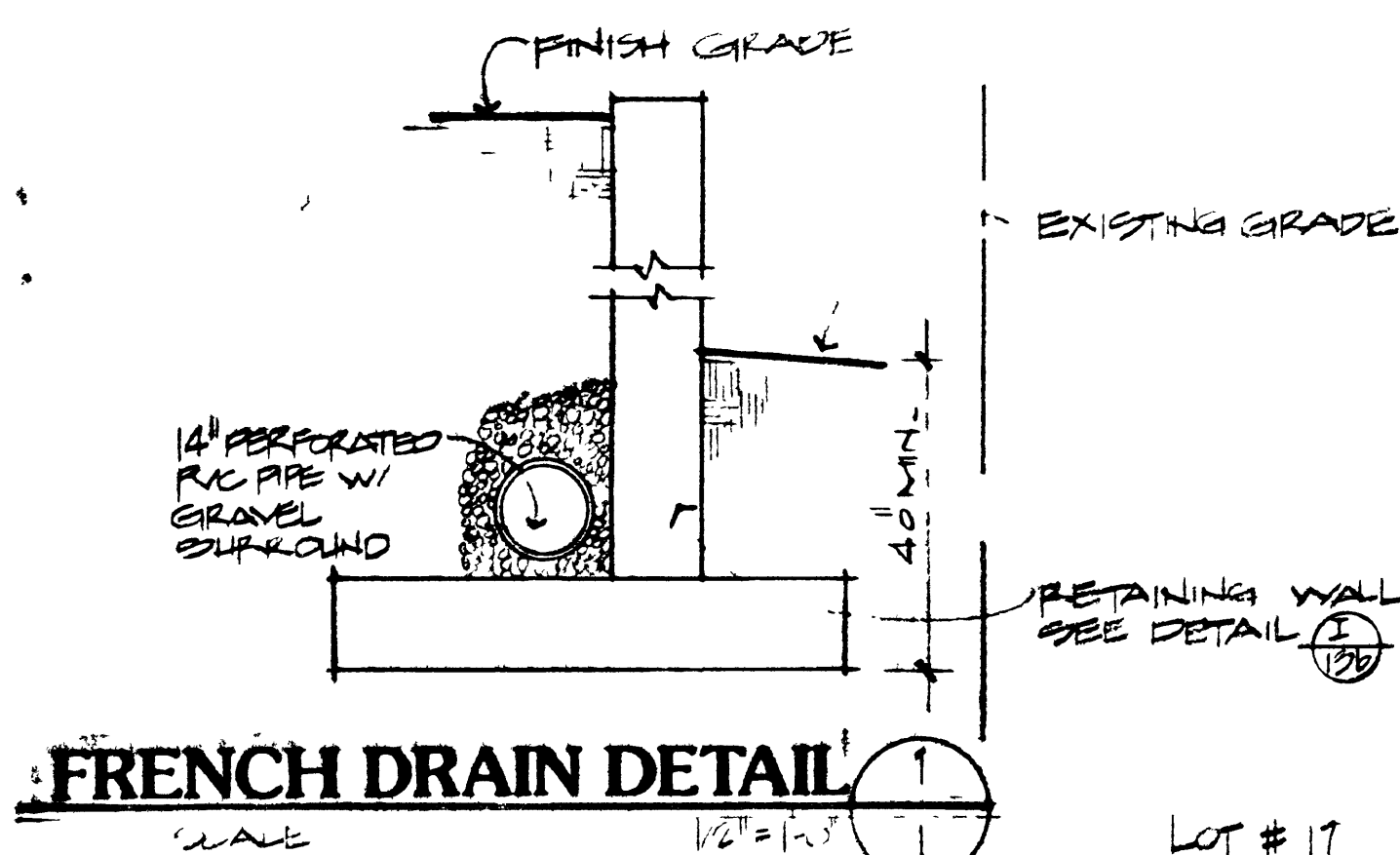
- (a) Scale of the building in relation to historic structures in the district.
- (b) The need for increased yard areas and the resulting impact on the established set backs in the block.
- (c) The impact of noise or nearby residences.
- (d) The impact of traffic and on-street parking in the block.

7.1.7. CRITERIA FOR BED AND BREAKFAST INNS. Bed and Breakfast Inns may be approved as conditional uses by the Planning Commission. In making a determination whether a Bed and Breakfast Inn use is appropriate, the Planning Commission shall consider the following criteria:

- (a) Bed and Breakfast Inns are to be considered for structures of historical significance, whether or not they are officially listed on the National Register of Historic Places. As a part of the renovation of a structure as a Bed and Breakfast Inn, every attempt will be made by the applicant to restore the structure to its original condition so that it may become eligible for listing on the National Register.
- (b) Bed and Breakfast Inns are only appropriate for the larger residential structures in the Historic District. The houses should have a minimum of two rentable rooms. The maximum number of rooms will be determined by the applicant's ability to demonstrate that impacts such as parking and neighborhood compatibility can be adequately mitigated.
- (c) The length of stay for patrons of Bed and Breakfast Inns will be limited to less than 30 days (nightly rental).
- (d) It is preferable that Bed and Breakfast Inns have an owner/manager living on the site, but may, as a minimum requirement, have 24 hour on site management and check in. The check in facility may be off site if it is within close proximity of the Bed and Breakfast Inn.
- (e) Common kitchen facilities are allowed for the benefit of overnight guests only and are not intended to serve outside visitors. Individual kitchens within rooms shall not be permitted.
- (f) Signage shall be limited to one sign which shall not exceed six square feet in size. A permit must be obtained for the sign and it must comply with the provisions of the Park City Sign Ordinance.

- (g) Parking shall be provided on site at a rate of one space per rentable room. If no on site parking is possible, parking in close proximity to the Inn shall be provided. The Planning Commission may waive the parking requirement if it is found that no on-site parking is possible and all alternatives for other parking have been explored and exhausted. The Planning Commission must find that the structure which is to be a Bed and Breakfast Inn is not economically feasible to restore or maintain without the granting of the adaptive use. The burden of proof in requesting a parking exception shall be on the applicant. In no case may parking spaces on the downhill side of public streets and those partially or totally within the City right-of-way be counted toward parking requirement.

7.1.8. ARCHITECTURAL REVIEW. Prior to the issuance of building permits for any conditional or permitted use within this zone, the Community Development Department shall review the proposed plans for compliance with the architectural design guidelines prepared by the Historic District Commission and adopted by resolution of the City Council as a supplement to this Ordinance. Appeals of departmental actions on architectural compliance are heard by the Historic District Commission, and then may be appealed to the Council as set forth in Chapter 1 of this Code. Property within this zone may be subject to subdivision regulations and covenants that regulate design, materials, yard and height more strictly than this Code. This Code does not supersede more restrictive provisions in private covenants. In addition, no structure within the zone may be painted or repainted without review and approval of the exterior color scheme by the Community Development Department.



NOTE:
DRAINAGE TO COMPLY
W/ UBC CHAP 33

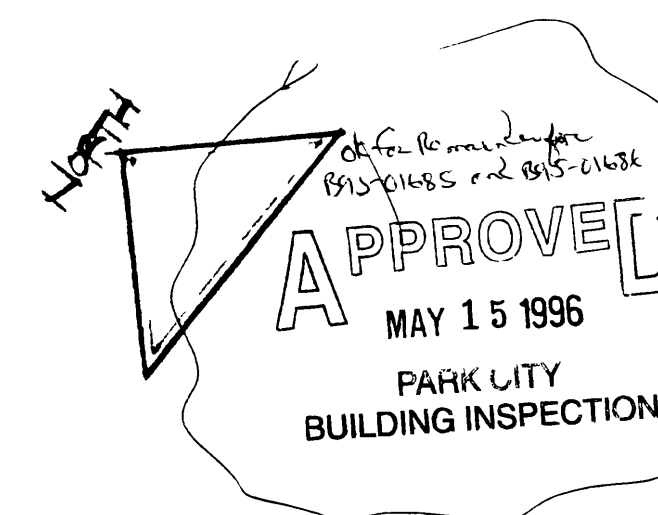
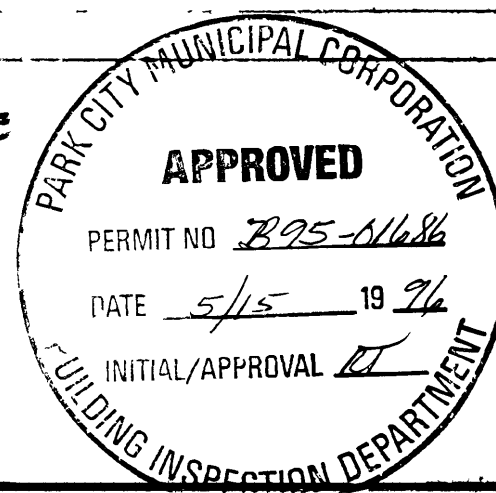
SHED ROOF OVER GARAGE & ENTRY
MORE

Window Wells NOT TO EXCEED 44"
UNLESS OTHERWISE APPROVED

Show correct elevations LOWELL AVENUE
Two front Option B cannot be
adjacent

SITE PLAN

SCALE 1" = 10'-0"



237.5
245
64
45
15

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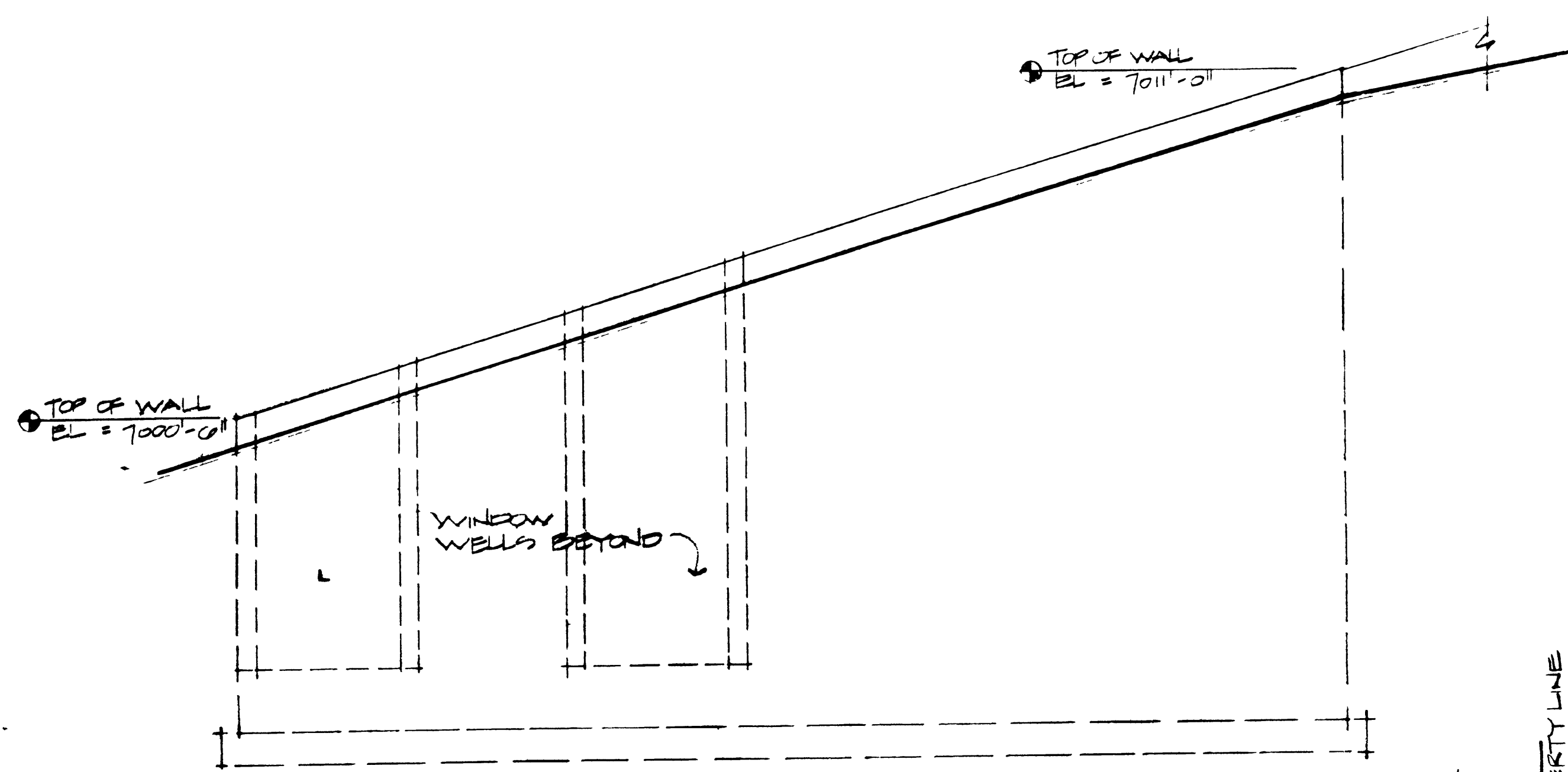
PARK CITY
MUNICIPAL CORP

HIGHLAND GROUP

**RESORTSIDE
1
PROPERTIES**

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PROJECT NO.
DATE 11/17/95
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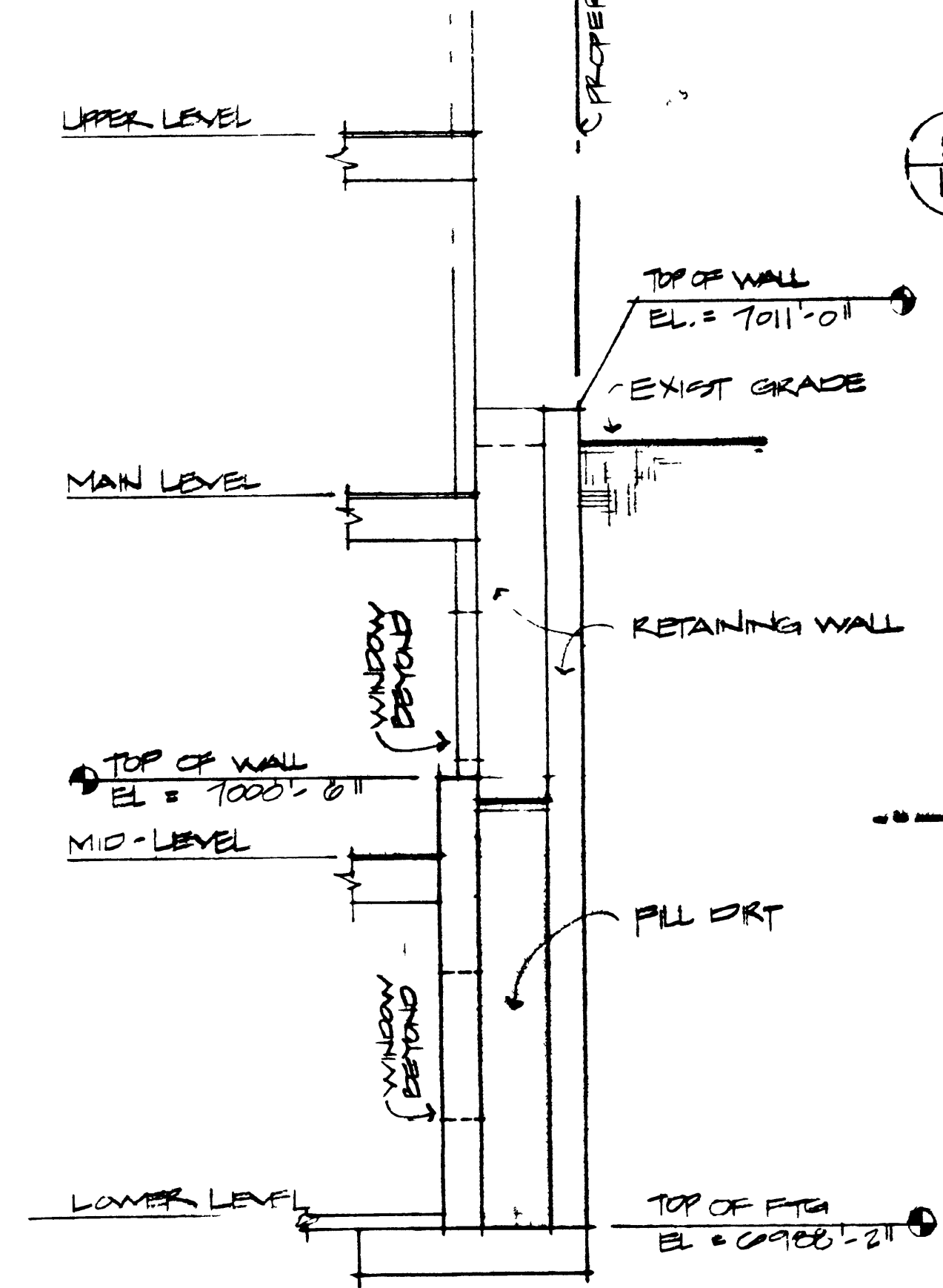
4474 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433



RETAINING WALL ELEVATION

SCALE: 1/4" = 1'-0"

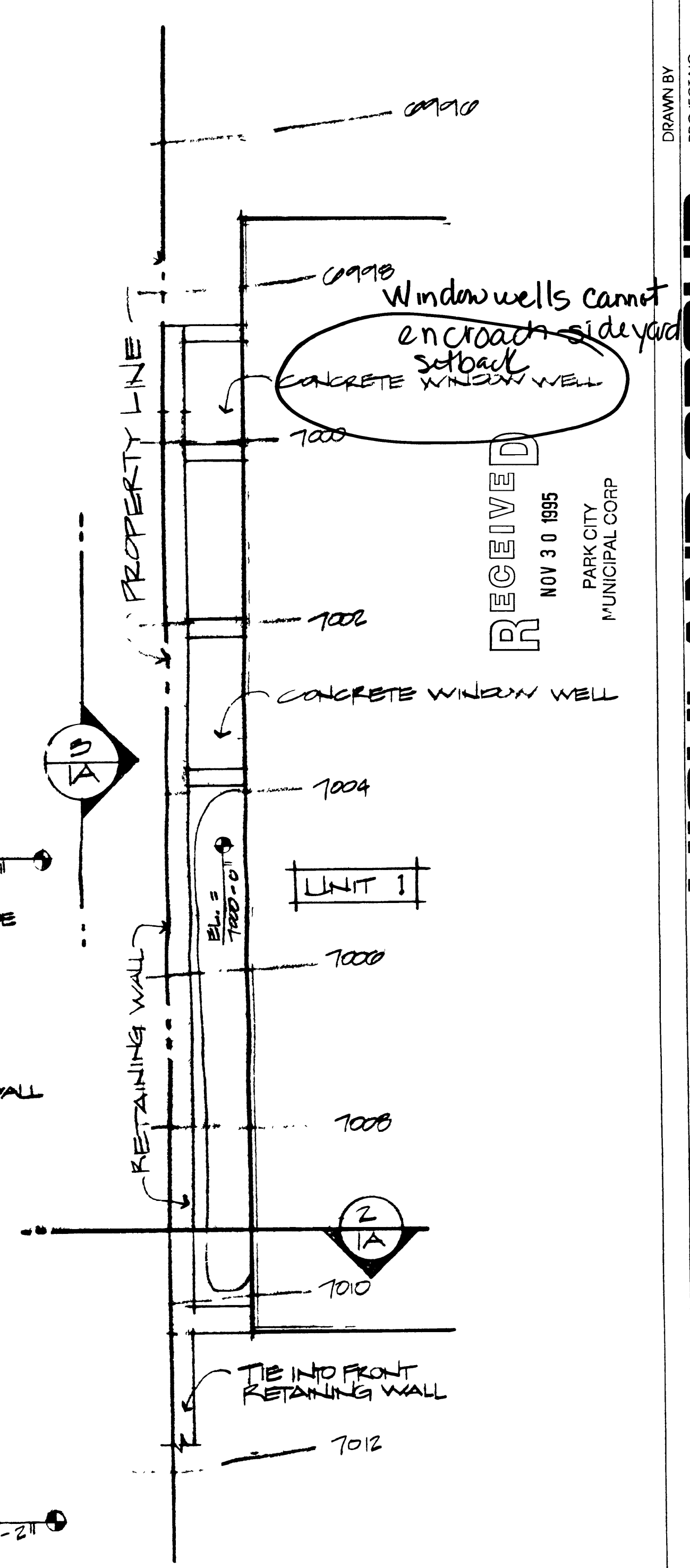
3
1A



RETAINING WALL SECTION

SCALE: 1/4" = 1'-0"

2
1A



RETAINING WALL PLAN

SCALE: 1/4" = 1'-0"

1
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SHEET
1A

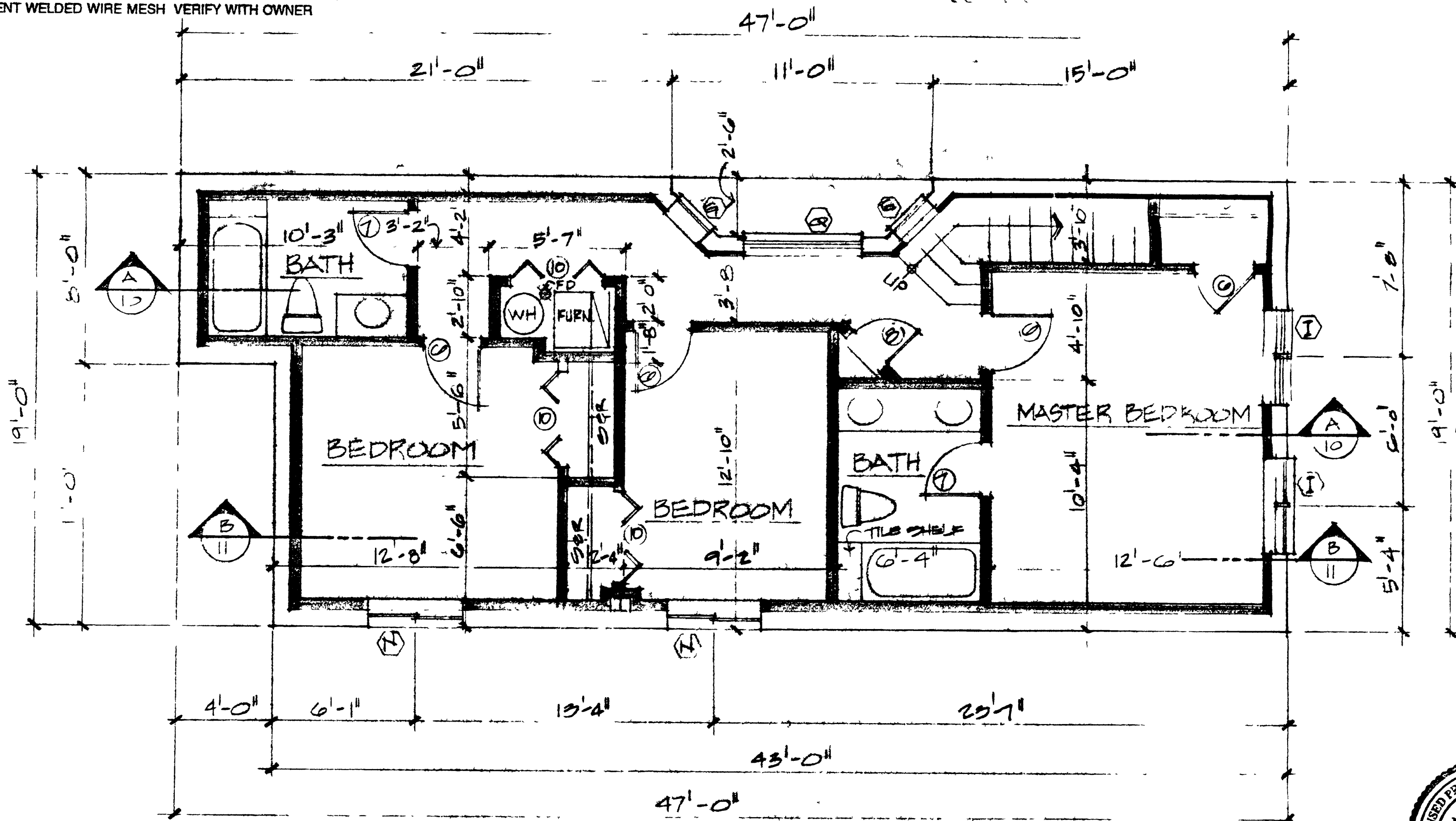
GENERAL CONCRETE NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE ACI 318-89 AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE
- 3 ALL REINFORCING STEEL SHALL BE GRADE 60 AND BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE
- 4 MIN COMPRESSIVE STRENGTH FOR DESIGN $f_c = 2500$ PSI USE $f_c = 3000$ PSI MIN FOR CONSTRUCTION WITH NO SPECIAL INSPECTION REQUIRED MINIMUM COMPRESSIVE STRENGTH FOR SUSPENDED SLAB $f_c = 4000$ PSI
- 5 ALL EXTERIOR FOOTINGS SHALL BE 12" THICK AND PROPERLY FORMED INTERIOR FOOTINGS SHALL ALSO BE 12" THICK BUT MAY BE MONOLITHIC WITH SLAB
- 6 RECESS FOUNDATION AND POUR SLAB THROUGH TYPICAL ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS
- 7 ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (40 INCHES FIELD VERIFY).
- 8 CONTRACTOR SHALL COORDINATE WITH MECHANICAL ELECTRICAL AND ARCHITECTURAL PRIOR TO POURING CONCRETE PROVIDE SLEEVES BLOCKOUTS ETC AS REQUIRED FOR PROJECT
- 9 PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED VERIFY LOCATIONS WITH ARCHITECT
- 10 DEPRESS SLAB 2" AS REQUIRED IN AREAS OF CERAMIC TILE, AND 5/8" OR AS REQUIRED FOR SPECIAL ENTRY MATTS ETC (VERIFY WITH ARCHITECT)
- 13 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS HOLDOWN ANCHORS OR STRAPS ETC INSTALL PER MANUFACTURER
- 14 CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED
- 15 BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS ARE IN PLACE
- 16 TO MINIMIZE CRACKING OF SLABS USE #4 BARS AT 18" O C EACH WAY 1" CLEAR FROM TOP OR EQUIVALENT WELDED WIRE MESH VERIFY WITH OWNER

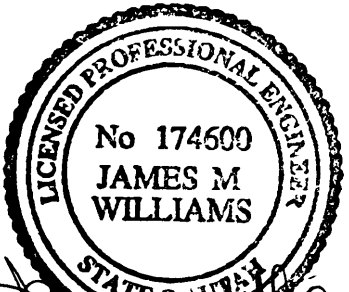
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APPROVED
MAY 15 1996
PARK CITY
BUILDING INSPECTOR



LOWER LEVEL FLOOR PLAN 3055 SQ FT

SCALE 1/4" = 1'-0"

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3

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PARK CITY
MUNICIPAL COURT

HIGHLAND GROUP

3A

This is a hand-drawn architectural floor plan of a two-story house. The overall dimensions are 47'-0" wide by 19'-0" deep. The plan includes the following rooms and features:

- Top Left:** A **BATH** measuring 10'-3" by 5'-2".
- Top Center:** A **LINEN** closet measuring 5'-7" by 1'-6".
- Top Right:** A staircase area with a landing and stairs, measuring 11'-0" by 15'-0".
- Bottom Left:** A **BEDROOM** measuring 12'-0" by 10'-3".
- Bottom Center:** A **BEDROOM** measuring 12'-10" by 11'-9". It includes a "MOVING FRAME EYE DET" and a "PLUG CASE".
- Bottom Right:** A **BATH** measuring 5'-0" by 5'-0" and a **DEN** measuring 10'-4" by 10'-9".
- Right Side:** A small **DEN** area measuring 7'-4" by 6'-4".
- Entrances:** There are three main entrances marked with circled letters: (A) at the top left, (B) at the bottom left, and (C) at the bottom right.
- Dimensions:** The plan is annotated with numerous dimensions for rooms, walls, and overall sections. For example, the top section is 47'-0" wide, and the bottom section is 47'-0" wide. The right side is 19'-0" deep.
- Other Labels:** "H" and "S" are marked near the top right entrance, and "I" is marked near the bottom right entrance.

APPROVED
MAY 15 1996
FAIR CITY
BUILDING INSPECTOR

MID-LEVEL FLOOR PLAN

0055 92, PT

$$\|A\| = 1$$

GENERAL NOTES

1. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE 2507 (b).
2. MINIMUM 18" CLEARANCE FOR WOOD JOIST BIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD OR FOUNDATION REDWOOD IS USED THROUGHOUT FLOOR SYSTEM 2516 (c)
3. UNDER-FLOOR VENTILATION- MINIMUM 1 SQ. FOOT FOR EACH 150 SQ. FEET OF UNDER-FLOOR AREA. VENTS TO BE ARRANGED TO PROVIDE CROSS VENTILATION ON AT LEAST TWO OPPOSING SIDES. THEY SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH 1/4" IN DIMENSION 2516 (c)
4. BEDROOM WINDOW SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 57 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" 1204 AND 1205
5. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD 2516 (c). THIS INCLUDES LEDGERS AND STUD WALLS
6. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS 3205 (c) 1/60 OF SPACE VENTILATED FOR GABLE VENTS 1/300 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS
7. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. INCH PER BTU'S COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATED WITH THE OUTDOORS. COMBUSTION AIR DUCTS SHALL HAVE AN EXTERIOR COVER OF 1/4" SCREEN. CHAPTER 6-UMC TWO SEPARATE COMBUSTION AIR DUCTS SHALL BE PROVIDED. ONE OF THE REQUIRED DUCTS IS TO TERMINATE IN UPPER 12" OF THE ROOM, 1/4 PER 1000 BTU. THE OTHER IS TO TERMINATE WITHIN 12" OF FLOOR 1/4 1000 BTU
8. GAS LOGS SHALL BE PROVIDED WITH A SHUT-OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 4" OF THE APPLIANCE UMC 2214 (i) NO GAS LIGHTERS OR GAS LOGS ARE ALLOWED IN ANY SLEEPING AREAS. IF GAS LOGS ARE USED FLUE DAMPERS ARE TO BE REMOVED. IF LOG LIGHTERS ARE USED FLUE MUST BE PERMANENTLY BLOCKED OPEN
9. VENT DRYER TO THE OUTSIDE. MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
10. LIGHTS IN CLOSETS TO MEET N.E.C. 410-8.
11. ELECTRICAL PANELS TO COMPLY WITH 110-16 N.E.C. 30" CLEARANCE MIN. WIDTH AND 8" FLOOR TO HEAD ROOM.
12. KEEP GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE.

13. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS CRAWL SPACES ATTICS GARAGES ETC..
14. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH
15. SHOWER HEADS TO HAVE A FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS
16. HOSE BIBBS TO BE NON-FREEZE BACK FLOW PREVENTER TYPE
17. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS SEE UNIFORM MECHANICAL CODE SEC 1901 (a) SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT U.M.C. 1901 (b).
18. SMOKE DETECTOR TO CONFORM TO SEC 1210. ALL DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACKUP
19. PROVIDE EXPANSION TANK ON CULINARY WATER SYSTEM.

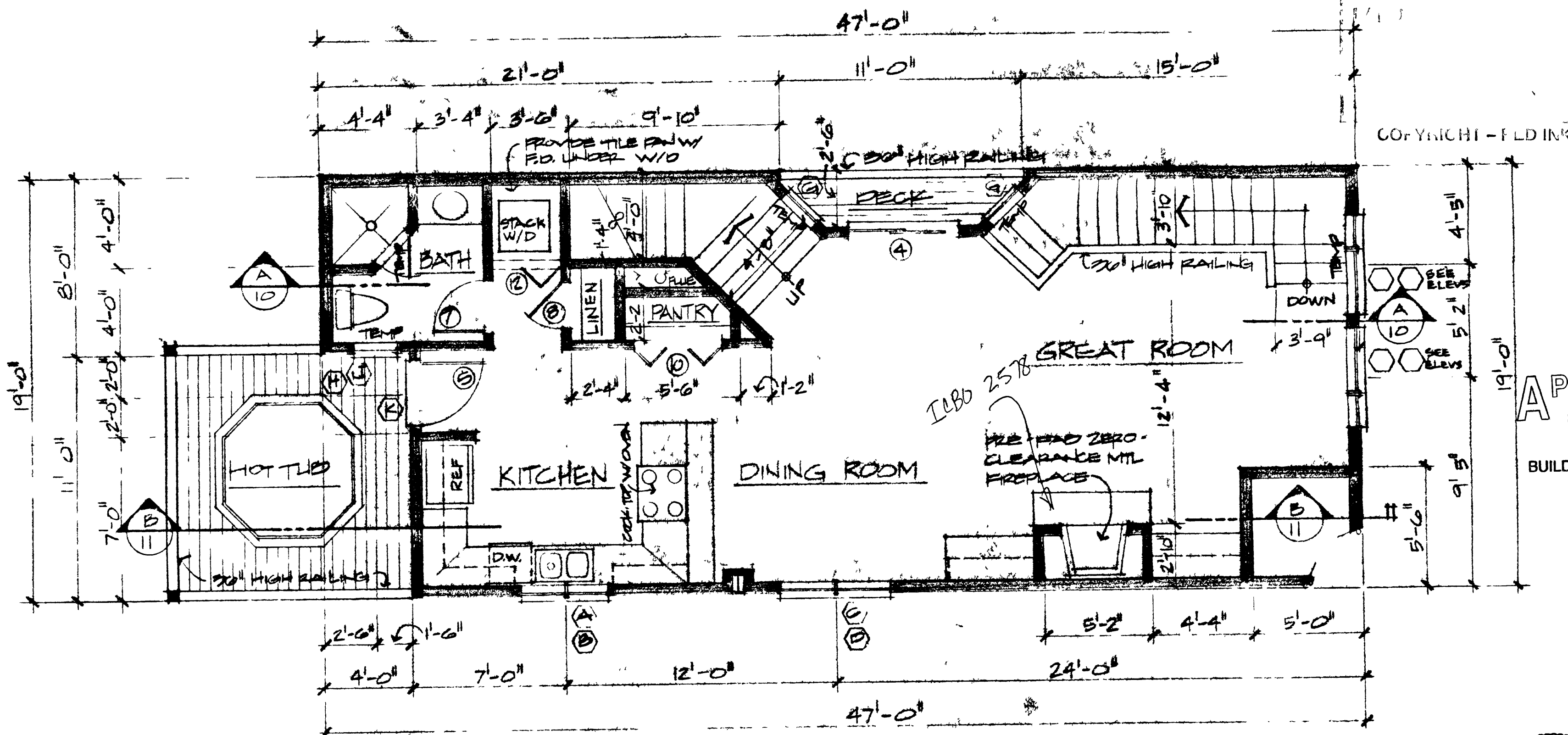
20. SHOWER FINISHED HEIGHT TO BE NOT LESS THAN 70" ABOVE DRAIN INLET TO BE NON-ABSORBENT MATERIAL
21. ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 2" PIPE
22. SPECIAL INSPECTION IS REQUIRED FOR FIELD WELDING HIGH STRENGTH BOLTING, STRUCTURAL MASONRY CONCRETE W/ STRUCTURAL DESIGN GREATER THAN 2500 PSI, ECT
23. FIREBLOCK STUD SPACES, FLOOR & CEILING JOIST LINES, AT 10'-0" VERTICALLY & HORIZONTALLY AND AT OPENINGS BETWEEN ATTIC SPACE AND CHIMNEY CHASES FOR FACTORY BUILT CHIMINEYS AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES 2510 (f)
24. 5/8" TYPE 'X' GYP BR IS REQUIRED AROUND ALL BEAMS & COLUMNS SUPPORTING GARAGE.

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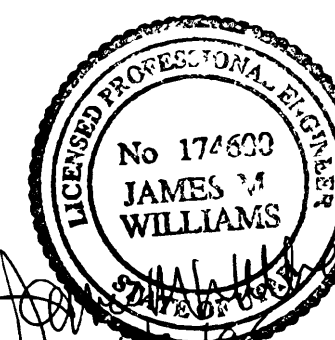
MAIN LEVEL FLOOR PLAN

SCALE.

BUILDING TOTAL - 1675 SQ. FT.

801.5 SQ. FT.

1/4" = 1'-0"

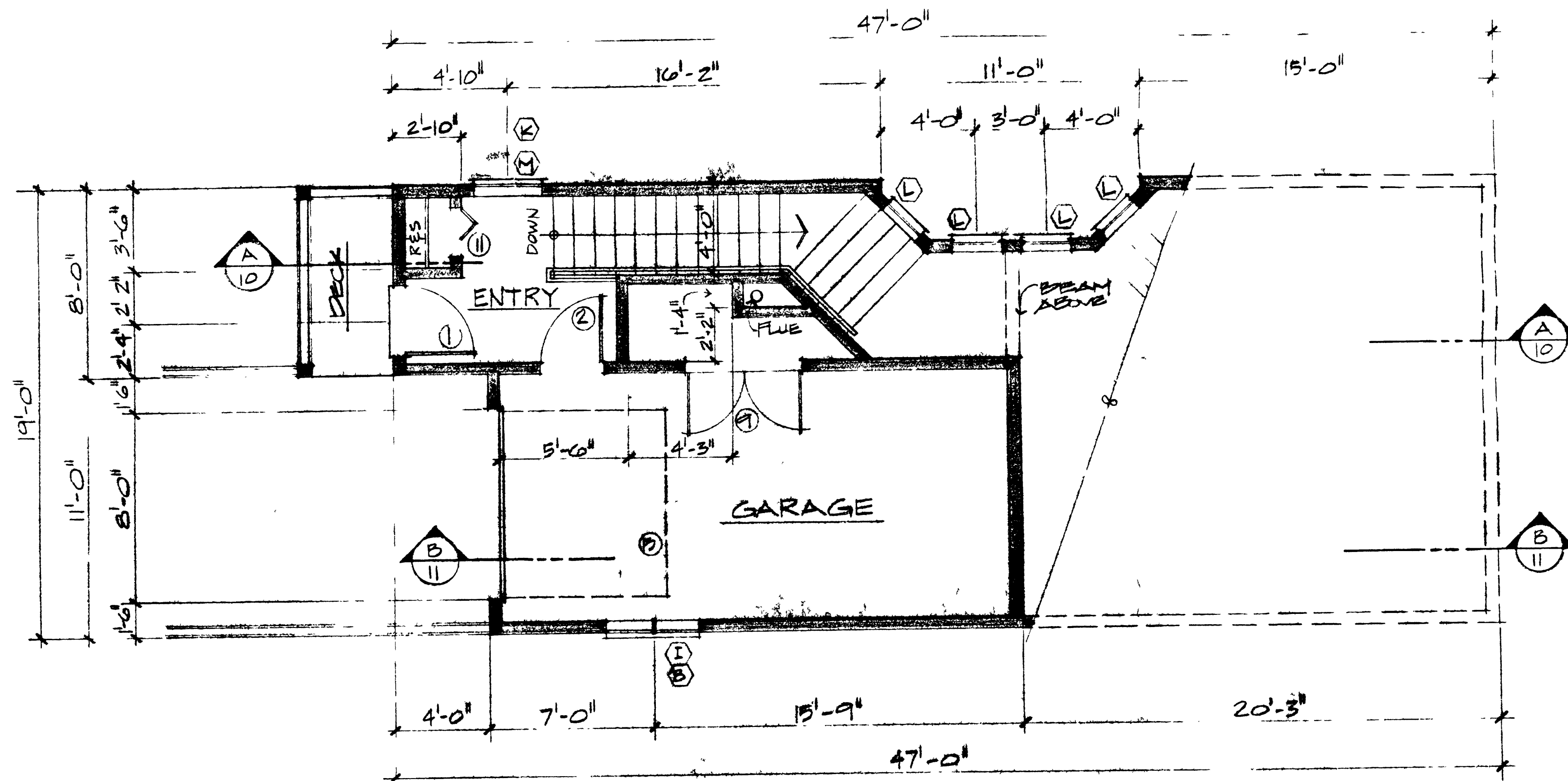


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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

SHEET



UPPER LEVEL FLOOR PLAN

SCALE

GARAGE - 284 SQ FT

68 SQ FT

1/4" = 1'-0"

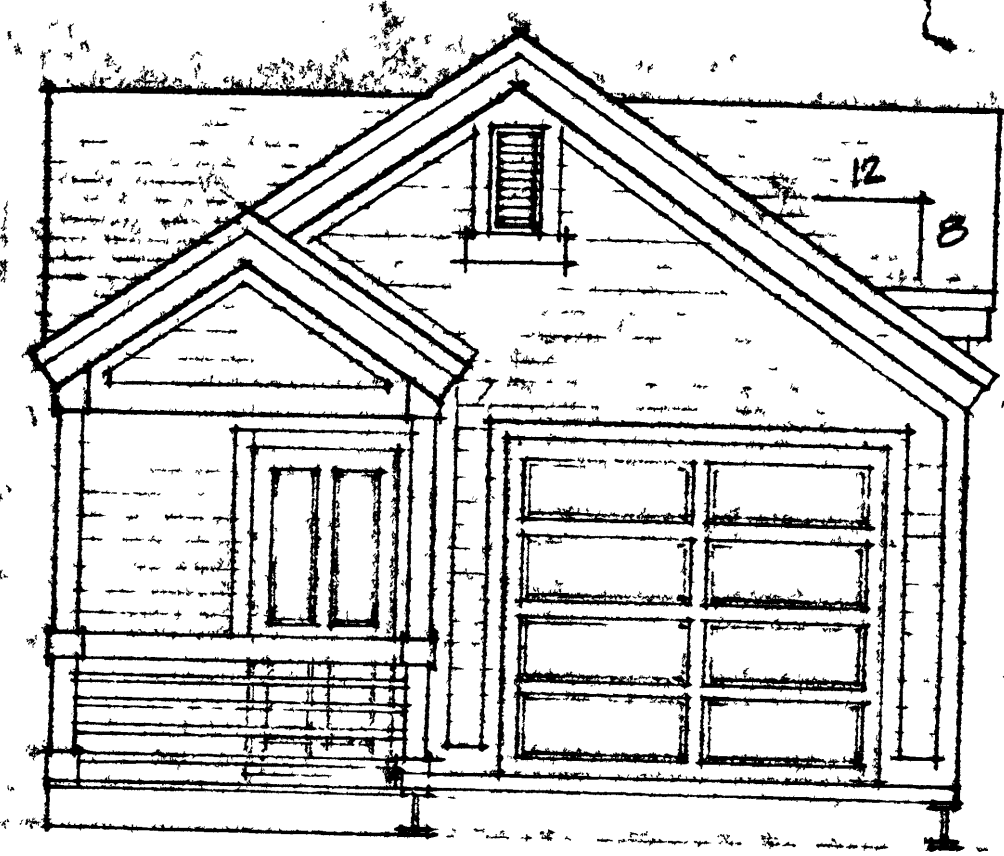
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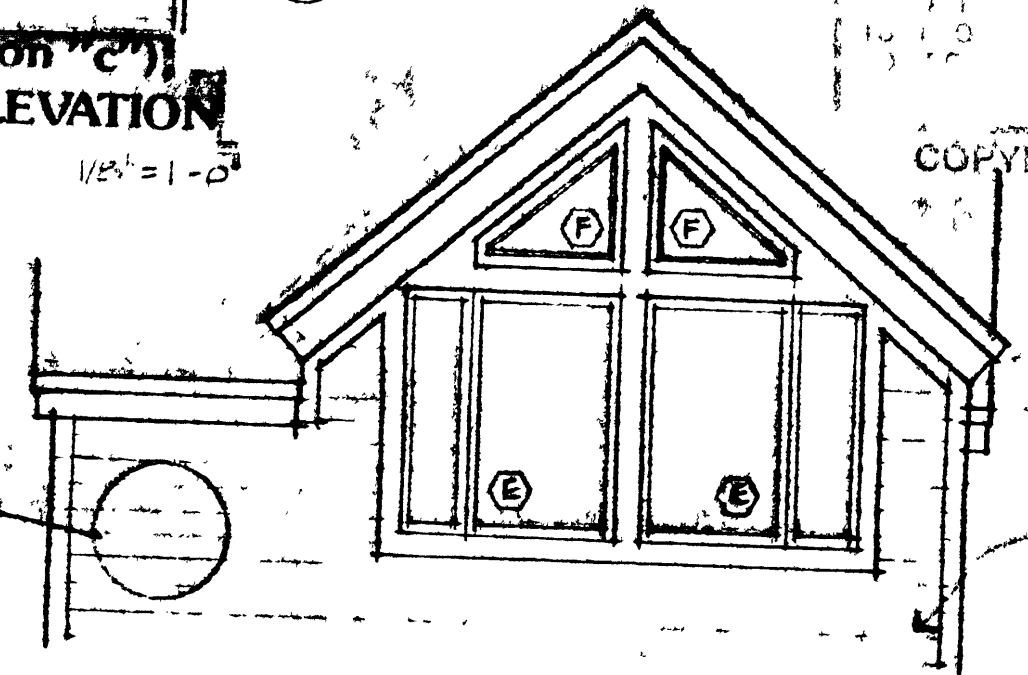
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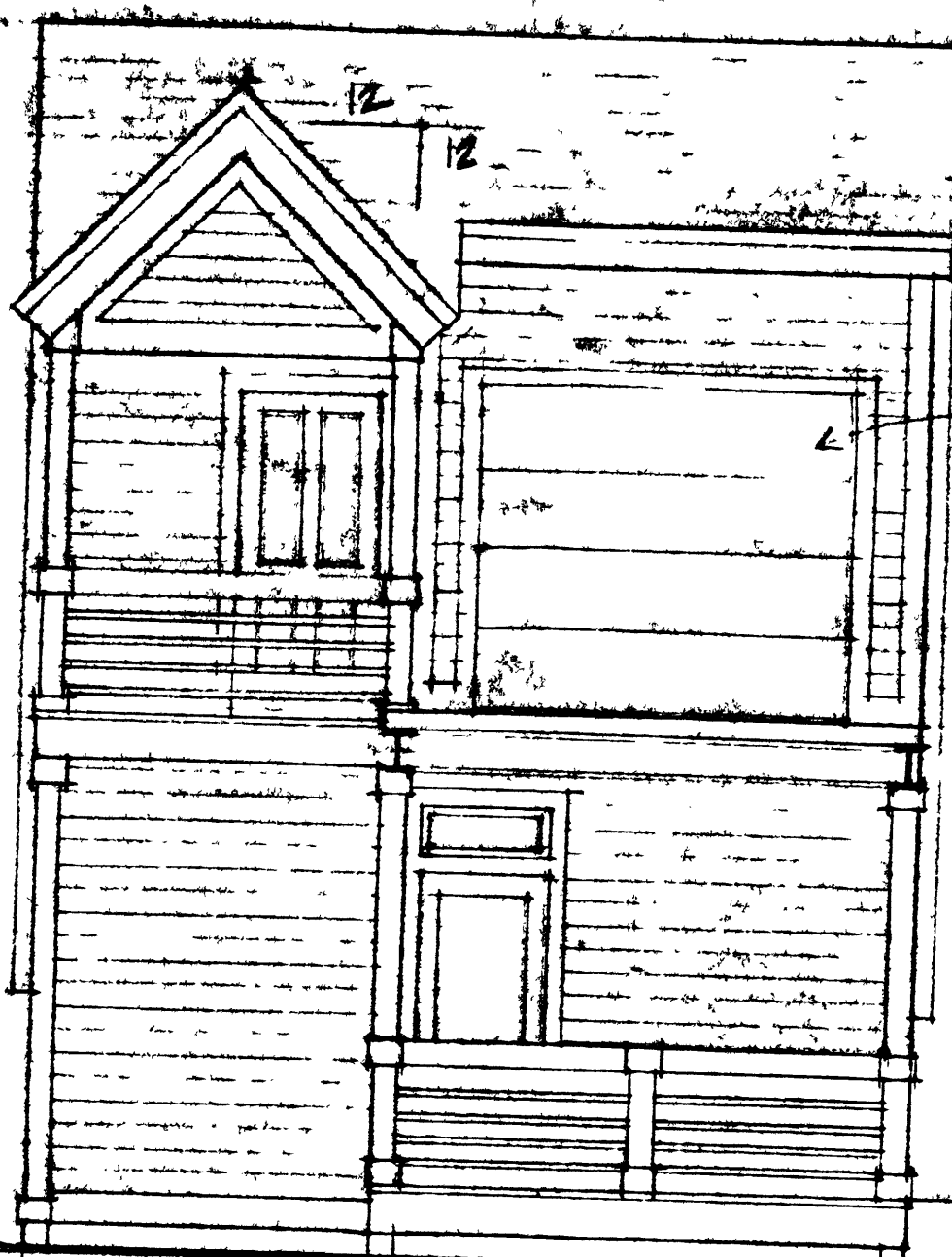
FRONT ELEVATION (option "b")
SCALE: 1/4" = 1'-0"



REAR ELEVATION (option "c")
SCALE: 1/8" = 1'-0"

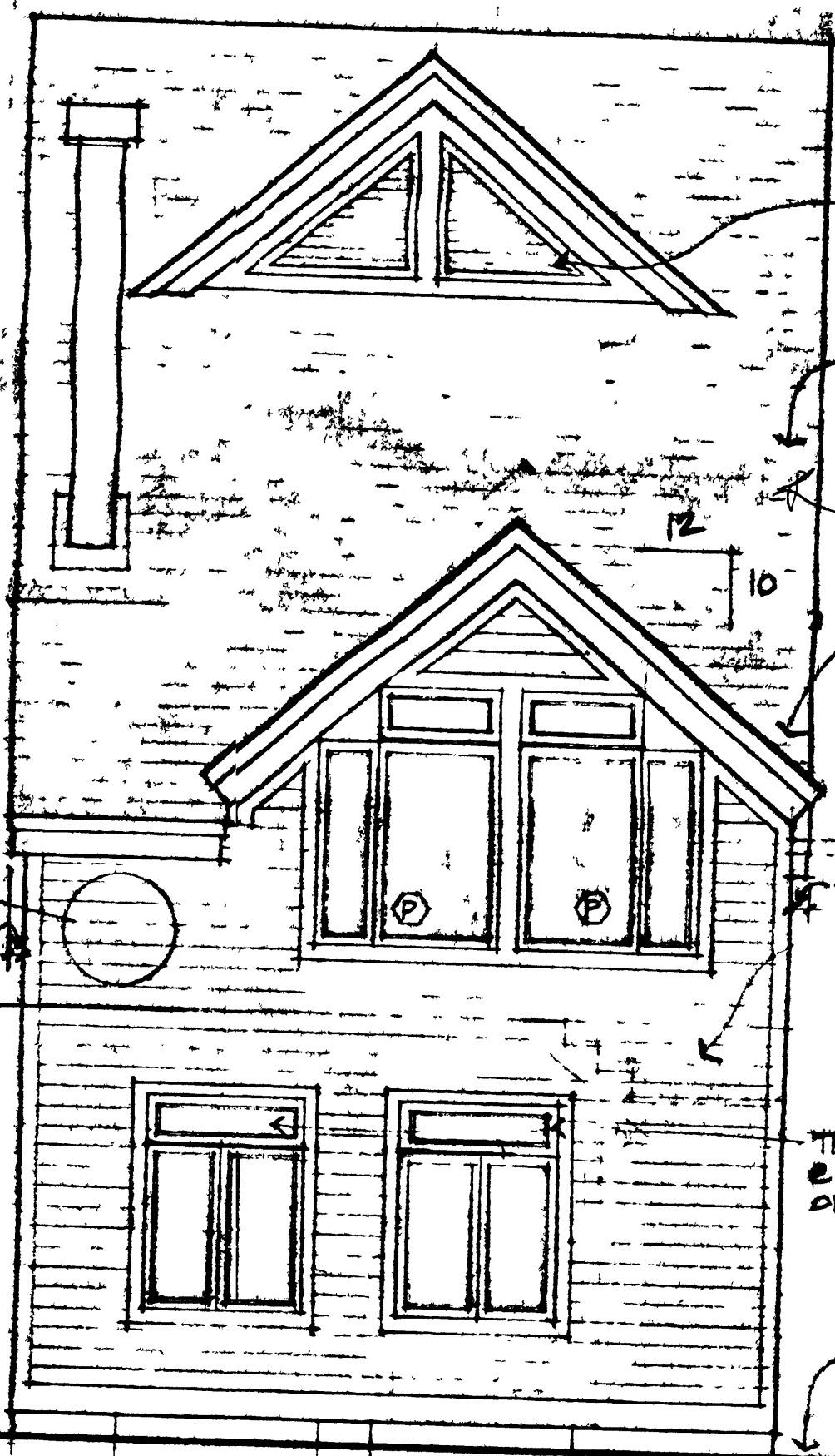


REAR ELEVATION (option "b")
SCALE: 1/4" = 1'-0"



Side plan shows driveway revised
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

show dimensions
b11
DROPPED LAP ROUGH SAW CEDAR SIDING
show dimensions
DETAIL
SCALE: 5" = 1'-0"
UPPER LEVEL
UNIT 1 7018'-0"
UNIT 2 7024'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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BUILDING INSPECTION
4" MAX EAVE
DROPPED LAP ROUGH SAW CEDAR SIDING
TRANSON WINDOWS SHOWN
& LOWER LEVEL ARE TO BE
ON OPTION "A" ONLY
FIN. GRADE
UNIT 1 EXIST GRADE
UNIT 2 EXIST GRADE

MID LEVEL
UNIT 1 7018'-0"
UNIT 2 7004'-0"
LOWER LEVEL
UNIT 1 6988'-0"
UNIT 2 6994'-0"
PROVIDE LADDER
IN EA WINDOW WELL

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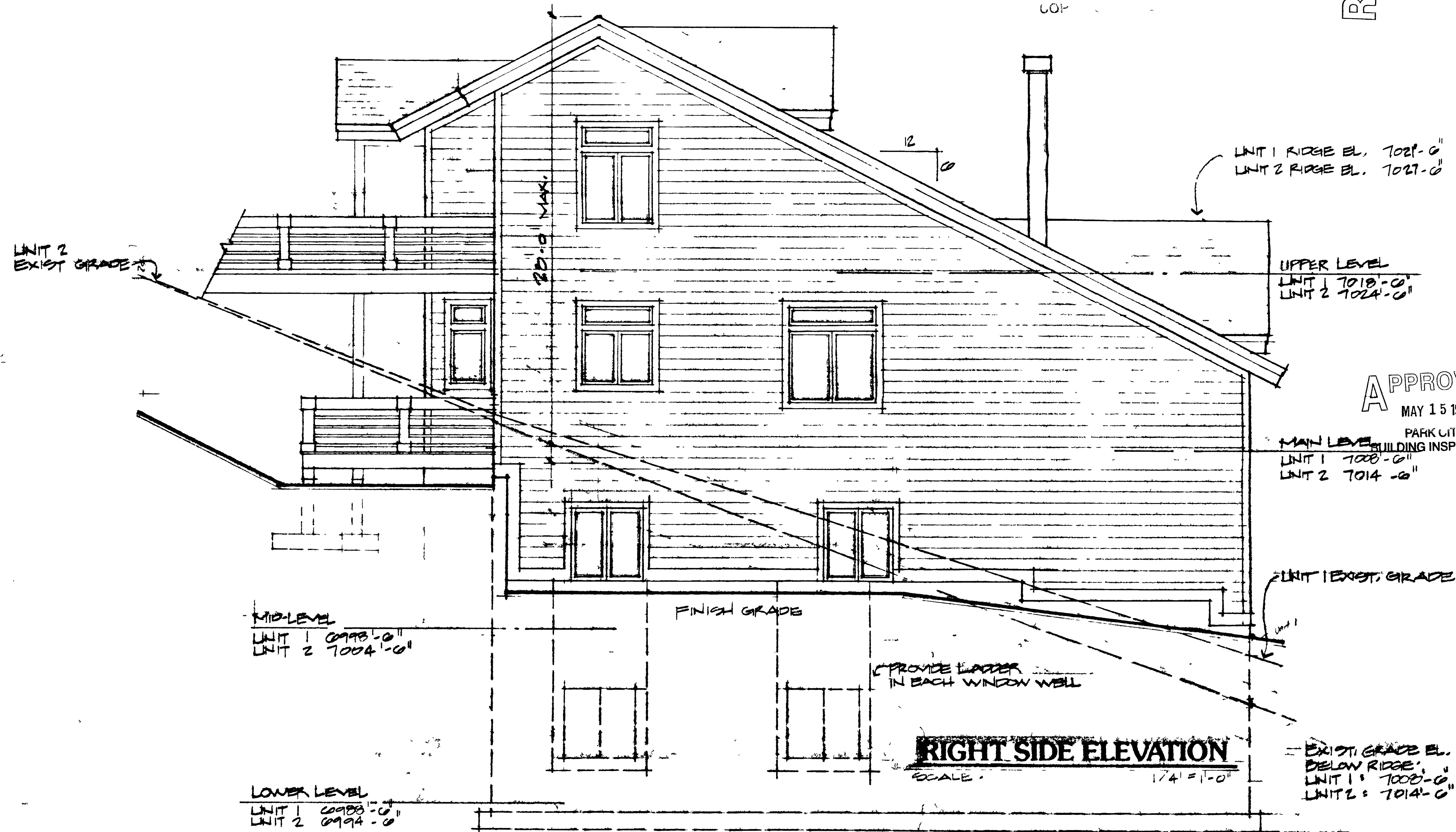
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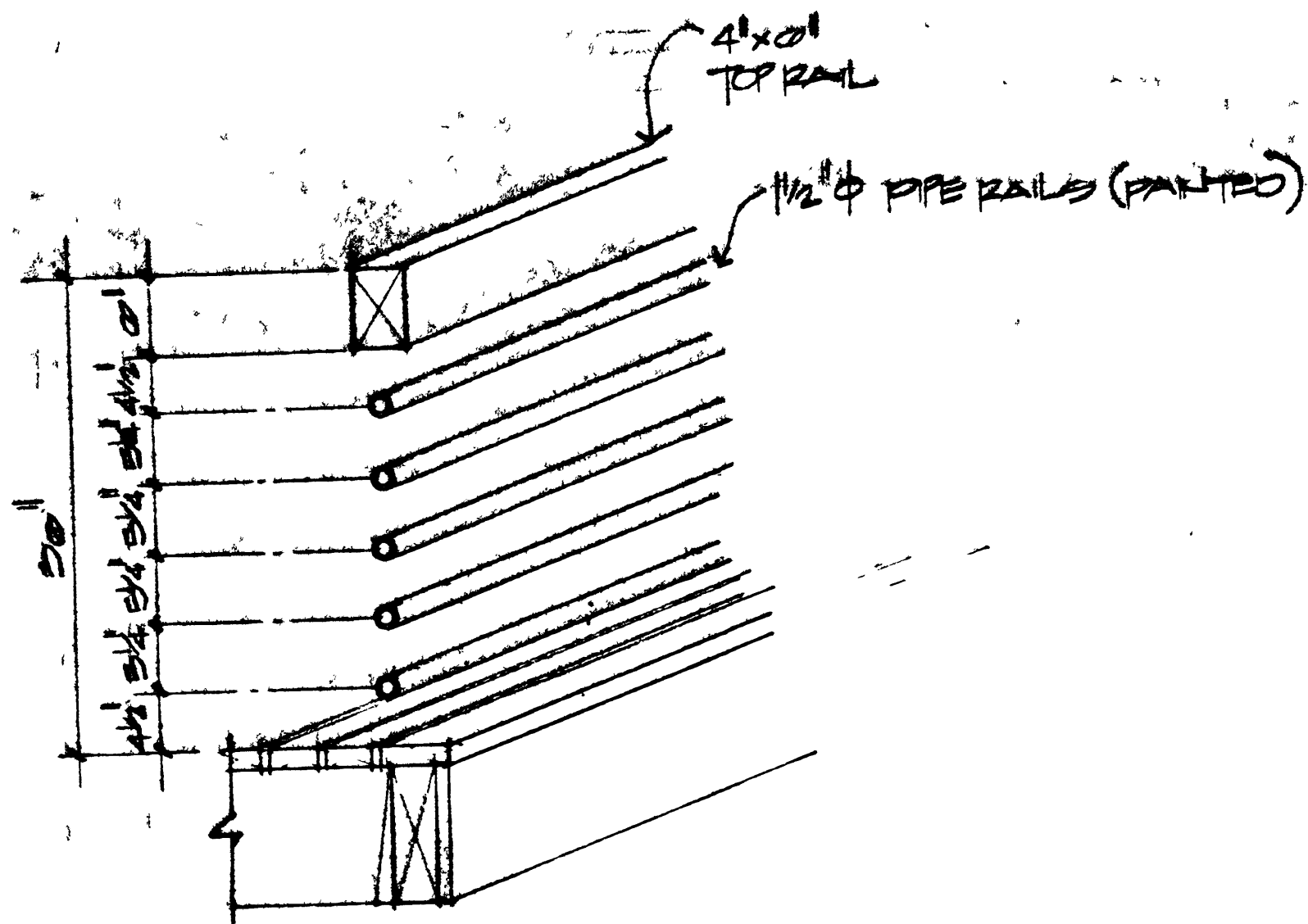
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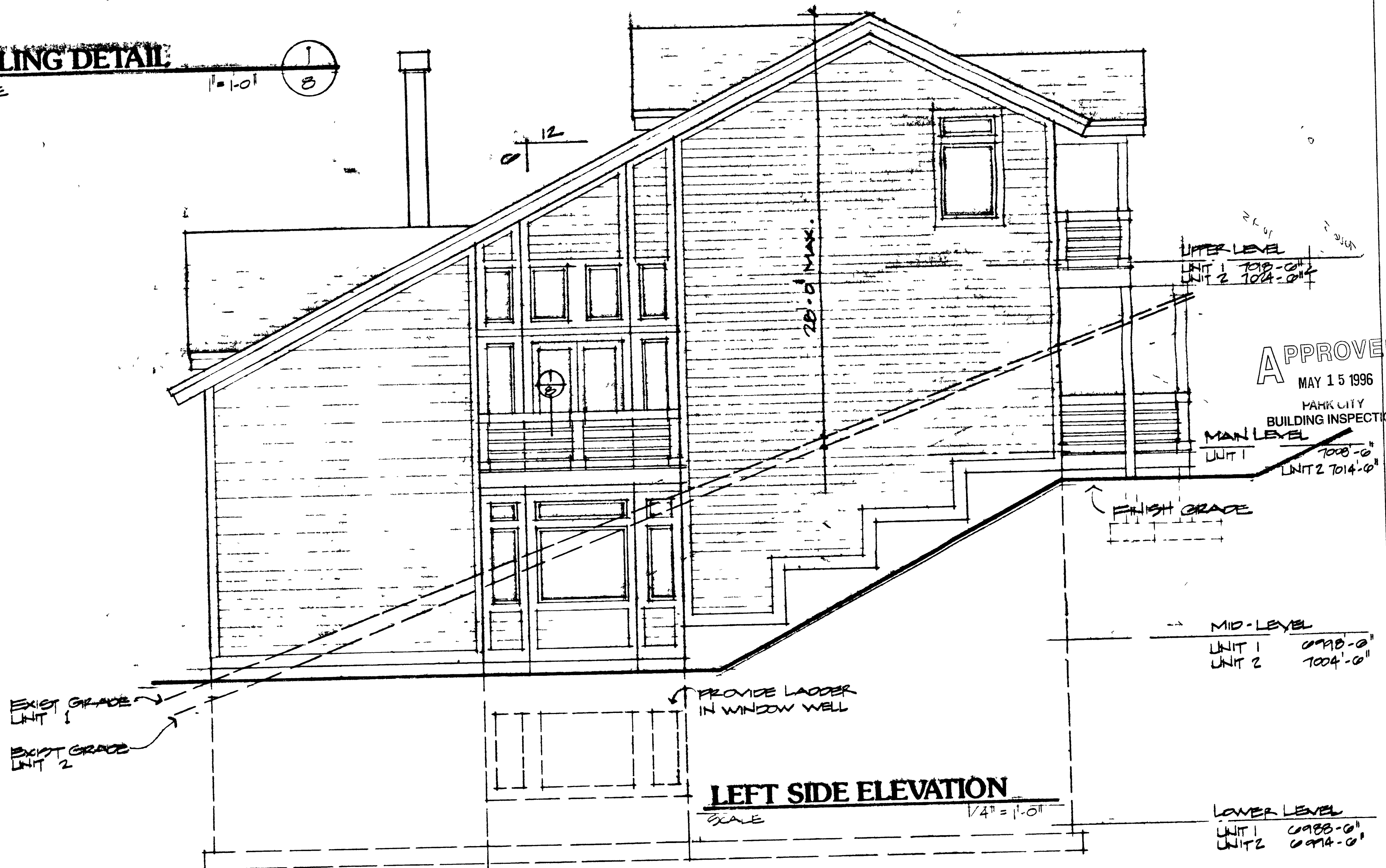
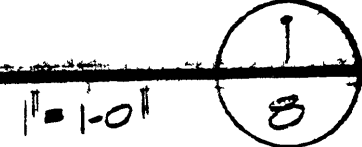
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7



RAILING DETAIL

SCALE



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2 FLOOR PLAN
ELEVATIONS OF ALL
HIGHLAND GROUP

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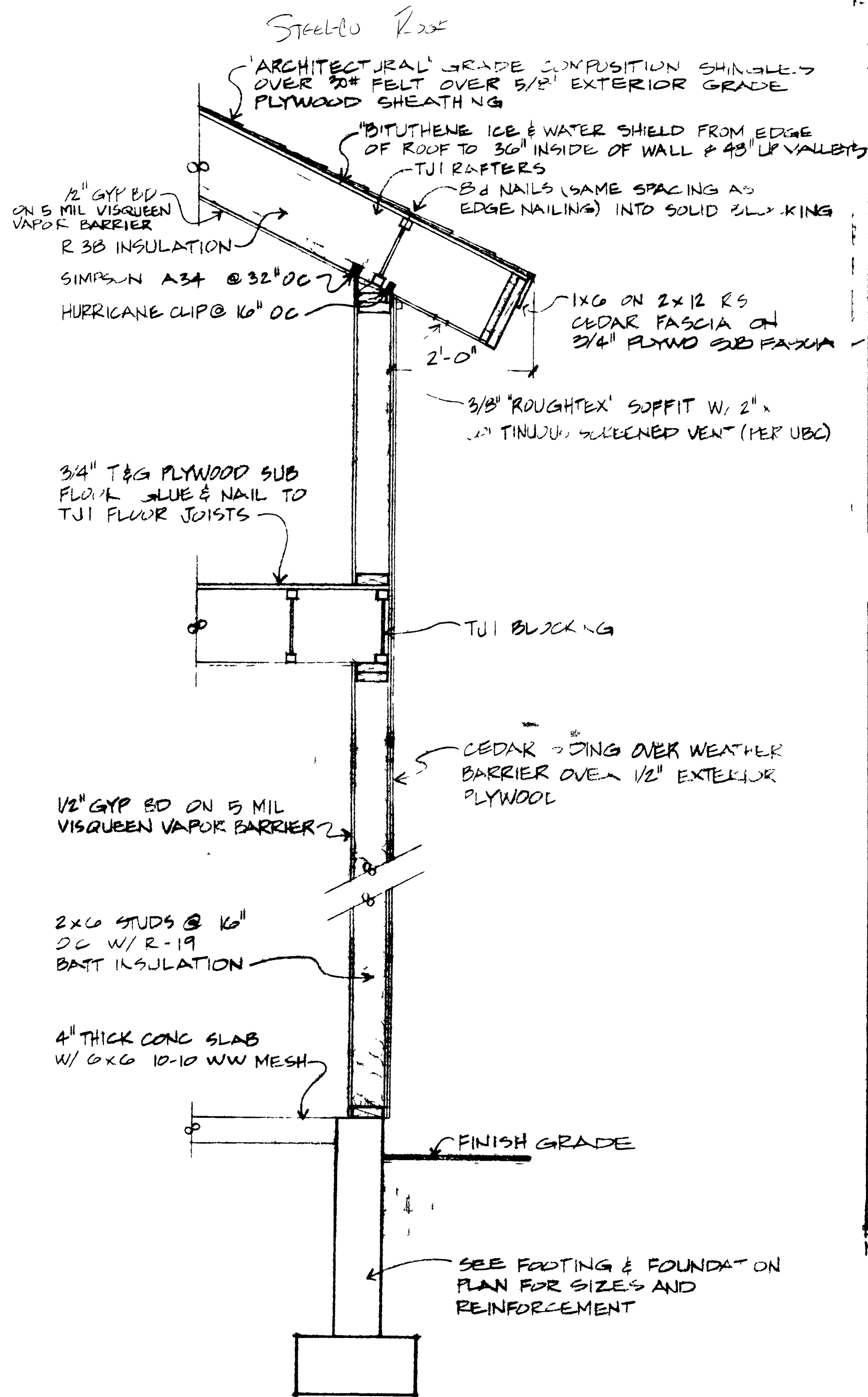
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BUILDING INSPECTION

SHEET

8



TYPICAL WALL SECTION

SCALE

3/4" = 1'-0"



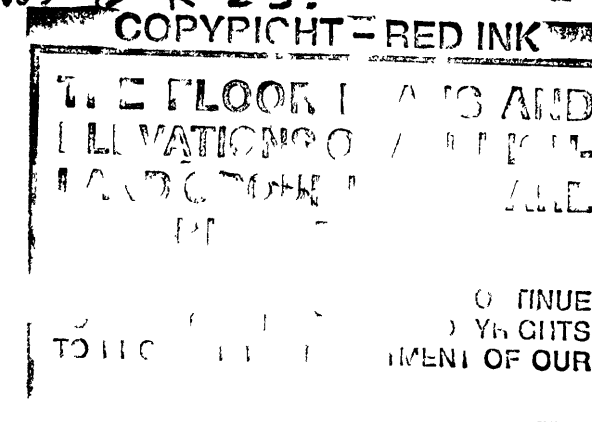
DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
1	2'-0"	6'-8"	WOOD	PANELED	SOLID CORE ENTRY
2	2'-8"	6'-8"	"	"	20 MIN RTV W/ 2 CLR.
3	5'-0"	6'-8"	WOOD/GLASS	FRENCH	TEMP/DBL 2'-6" W/ 5'-0" x 1'-4" TRANSOM AT REAR ELEV. OPTION A ONLY.
4	5'-0"	6'-8"	"	SLIDING	"
5	2'-8"	6'-8"	"	GLASS	"
6	2'-0"	6'-8"	WOOD	PANELED	HOLLOW CORE INTERIOR
7	2'-4"	6'-8"	"	"	"
8	2'-0"	6'-8"	"	"	"
9	5'-0"	6'-8"	"	"	"
10	4'-0"	6'-8"	"	"	"
11	2'-0"	6'-8"	"	"	"
12	3'-0"	6'-8"	"	"	"
13	8'-0"	7'-0"	"	"	OVERHEAD GARAGE

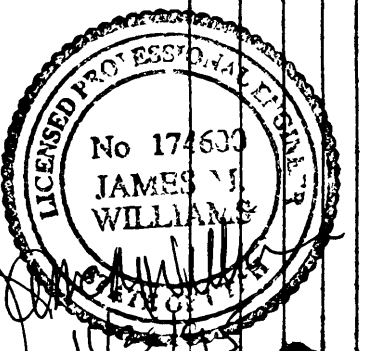
WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	LOCATION	FRAME	GLAZING	REMARKS
A	4'-0"	2'-0"		WOOD	INSULATED	DBL. CMT
B	4'-0"	1'-0"				FIXED
C	5'-0"	4'-0"				DBL CMT
D	5'-0"	1'-0"				FIXED
E	4'-0"	5'-0"				DBL. CMT 10/10 SEE ELEV.
F	5'-0"	VARIES				FIXED SEE ELEVATION.
G	2'-0"	4'-0"				CAVEMENT
H	2'-0"	1'-0"				FIXED
I	4'-0"	4'-0"				DBL CMT 1/4-2" x 1'-4" TRANSOM AT REAR ELEV. OPTION A ONLY
J	2'-0"	2'-0"				CAVEMENT
K	3'-0"	1'-0"				FIXED
L	2'-0"	3'-0"				FIXED
M	3'-0"	4'-0"				CAVEMENT
N	4'-0"	4'-0"				SLIDER
O	3'-0"	5'-0"				CASEMENT - SEE ELEVATION
P	4'-6"	5'-0"				DBL CMT 1'-6" x 5'-0" SEE ELEV. W/ 3'-0" x 1'-4" TRANSOM
Q	5'-0"	4'-0"				FIXED

NOTES: 1- PROVIDE PROPER FLASHING & COUNTERS FLASHING AROUND WINDOWS & DOORS
2-MIN R VALUE REQUIRED AT DOORS & WINDOWS IS R-25.



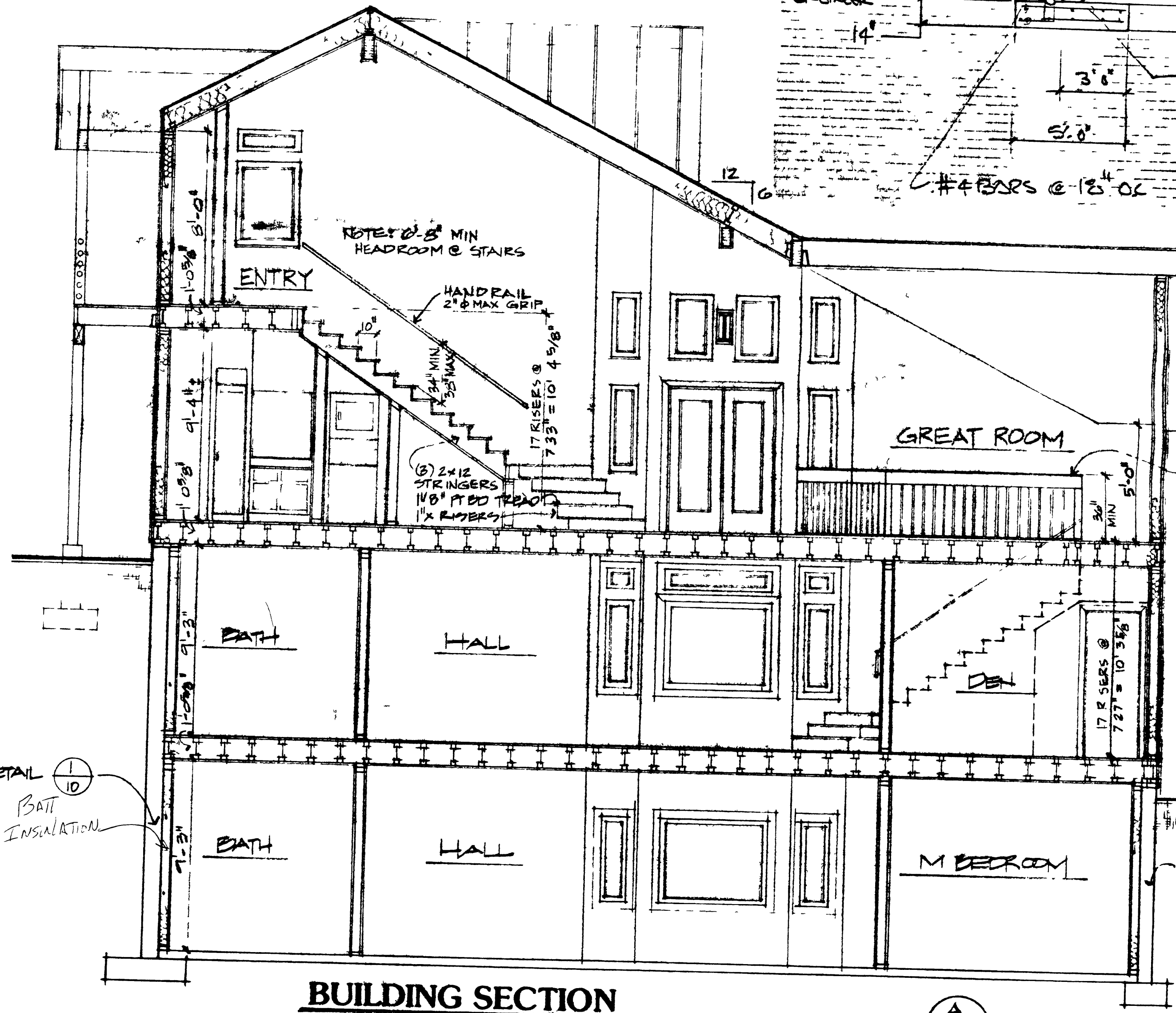
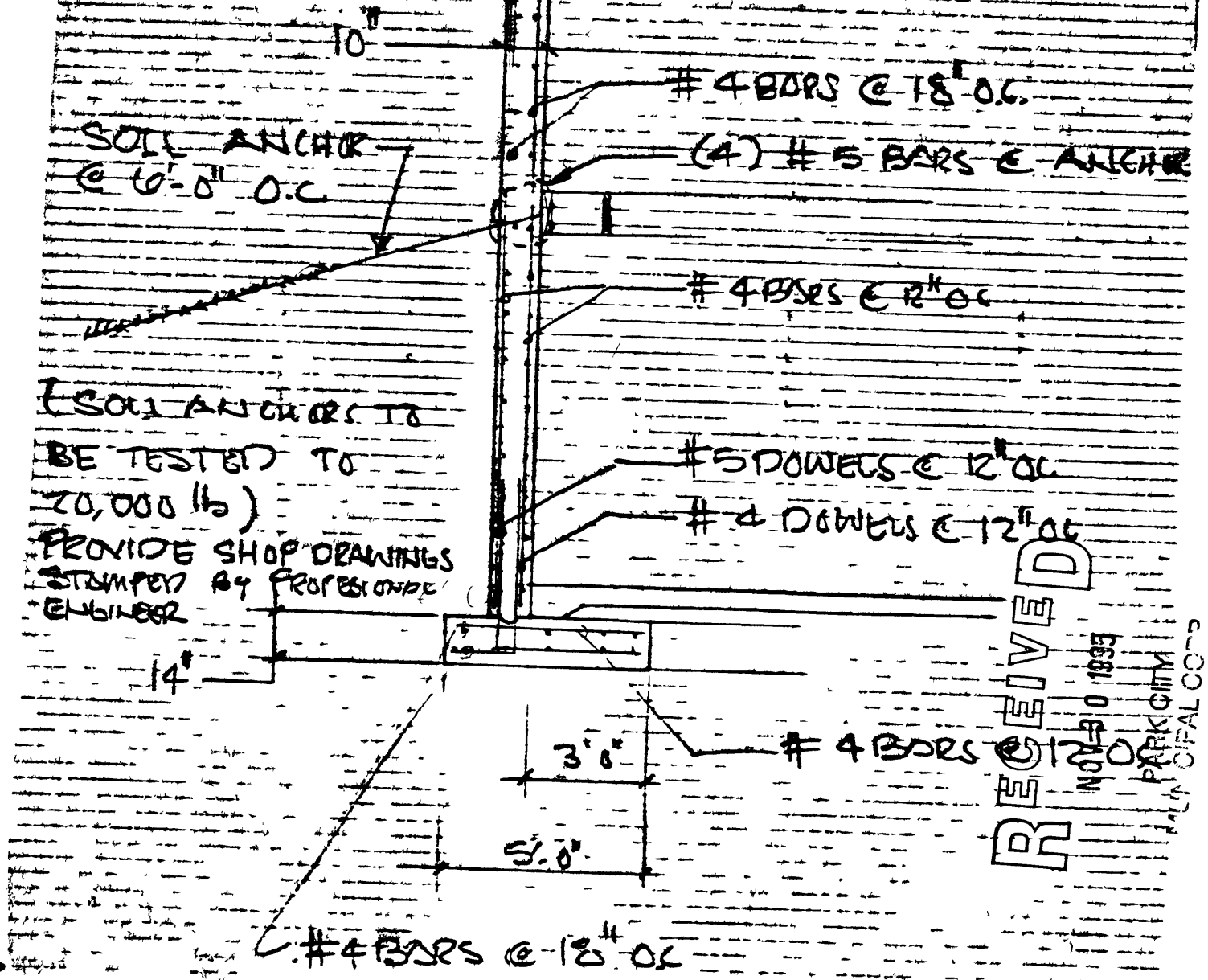
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SHEET 9

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THE FLOOR PLANS AND
ELEVATIONS OF ALL
LANDS AND BUILDINGS
HEREON
MADE BY
JAMES M. WILLIAMS
REGISTERED PROFESSIONAL
ENGINEER
UTAH
NO. 174503
DATE
OCT 10 1995
CITY OF
SALT LAKE CITY



DETAIL 1
SCALE: 1/4" = 1'-0"

APPROVED
MAY 15 1996
SALT LAKE CITY
BUILDING INSPECTION

SEE DETAIL 1/10
R-13 BATT INSULATION

SEE FLOOR PLAN FOR SIZES & RENE

NO 174503
JAMES M. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
UTAH
DATE 11/8/95

BUILDING SECTION

SCALE: 1/4" = 1'-0" A 10

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DATE
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SEE FOOTING & PLAN FOR SIZES & REIN

BUILDING SECTION

SALE

$$\sqrt{4}'' = |-0|$$

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE
UNIFORM BUILDING CODE AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING
CONSTRUCTION
- 3 ALL JOISTS RAFTERS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO 2 OR EQUAL
IF T1S OR EQUAL ARE USED THEY MUST BE INSTALLED PER MANUFACTURERS
RECOMMENDATIONS AND SPECIFICATIONS ALSO PROVIDE BRIDGING AT 8' O C
FOR FLOOR JOISTS
- 4 ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS
CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS OR 16d
TOENAILS AT 4' O C ROOF JOISTS TO HAVE HURRICANE CLIPS AT 48' O C MIN OPTION
USE SIMPSON H-1 HURRICANE CLIPS AT 24' O C AND OMIT A34 S
- 5 GLULAM BEAMS SHALL BE 24F-V4 DDFD OR EQUAL FOR SIMPLE SPANS AND 24F-V8
DDFD OR EQUAL FOR CONTINUOUS SPANS
- 6 ALL STRUCTURAL STEEL SHALL BE A36, PROPERLY PRIMED AND PAINTED
- 7 ALL CONCRETE SHALL HAVE A MIN COMPRESSIVE STRENGTH OF 2,500 PSI CONCRETE
WHICH IS SUSPENDED OR USED IN A RETAINING WALL SHALL HAVE A MIN COMPRESSIVE
STRENGTH OF 4,000 PSI REINFORCING STEEL SHALL BE GRADE 60 AND SHALL BE
PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE
- 8 ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER.
CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS, IF OTHER THAN STANDARD
CONNECTIONS ARE REQUIRED SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE
USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD
- 9 THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES OR JOISTS (PROPERLY
INSTALLED) AT ALL STICK FRAME AREAS UNLESS SUPPORTED BY BEAMS
- 10 PREFABRICATED AND ENGINEERED TRUSSES CAN BE USED FOR THE ROOF AND/OR THE
FLOORS INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS
TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER 91 UNIFORM
BUILDING CODE, INCLUDING UNBALANCED SNOW LOADS SNOW DRIFTING SNOW BUILD
UPS IN VALLEYS AND EAVES ETC
- 11 ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION
ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE
AS THE MEMBER THEY SUPPORT
- 12 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" THICK 2-M-W SHEATHING OR
EQUAL WITH 6d COMMON NAILS AT 6' O C EDGES AND AT 12' O C IN THE FIELD
BLOCKED UNLESS NOTED OTHERWISE
- 13 ALL ROOF SHEATHING SHALL BE 5/8" SHEATHING OR EQUAL WITH 10d COMMON NAILS
AT 6' O C EDGES AND AT 12' O C IN THE FIELD UNLESS NOTED, PROVIDE (2) 2 X
SHAPED BLOCKING AT RIDGES UNLESS CONT MEMBER EXISTS
- 14 ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING WITH 10d COMMON NAILS OR
EQUAL AT 6' O C EDGES AND AT 10' O C IN THE FIELD



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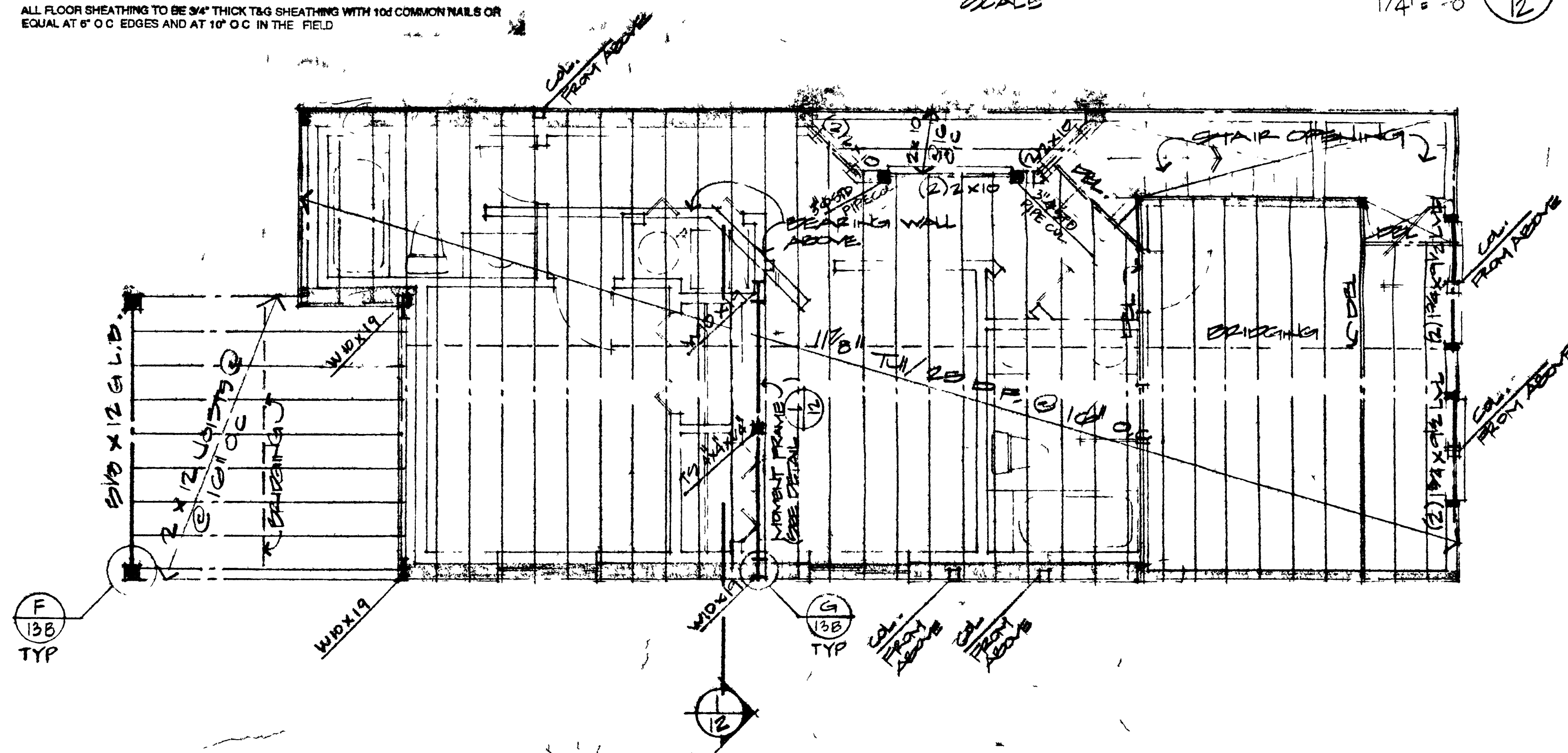
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SPARK CITY

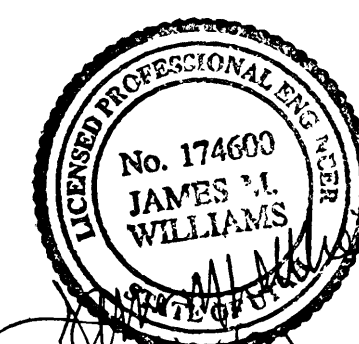
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MID-LEVEL FLOOR FRAMING PLAN

SCALE

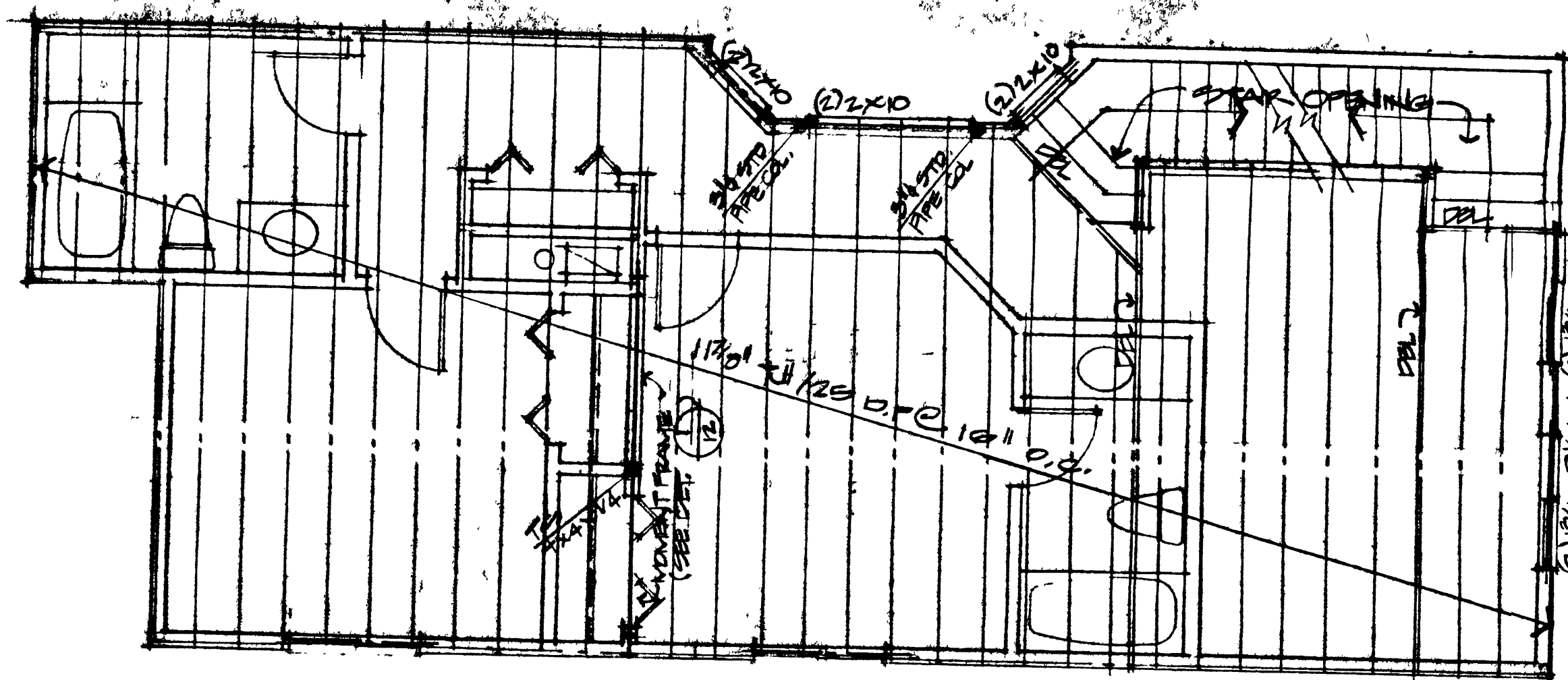
$$1/4' \equiv 1 - \omega$$

12

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 LAND GROUP
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SCALE

$$1/4'' = 1'-0''$$

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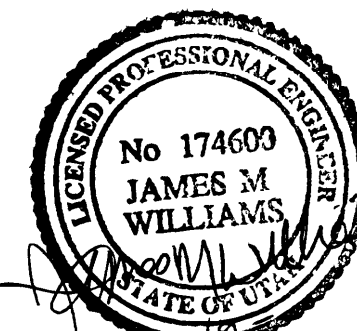
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PARK CITY
MUNICIPAL CORP

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MAY 15 1996

**PARK CITY
BUILDING INSPECTION**



LEADS

121

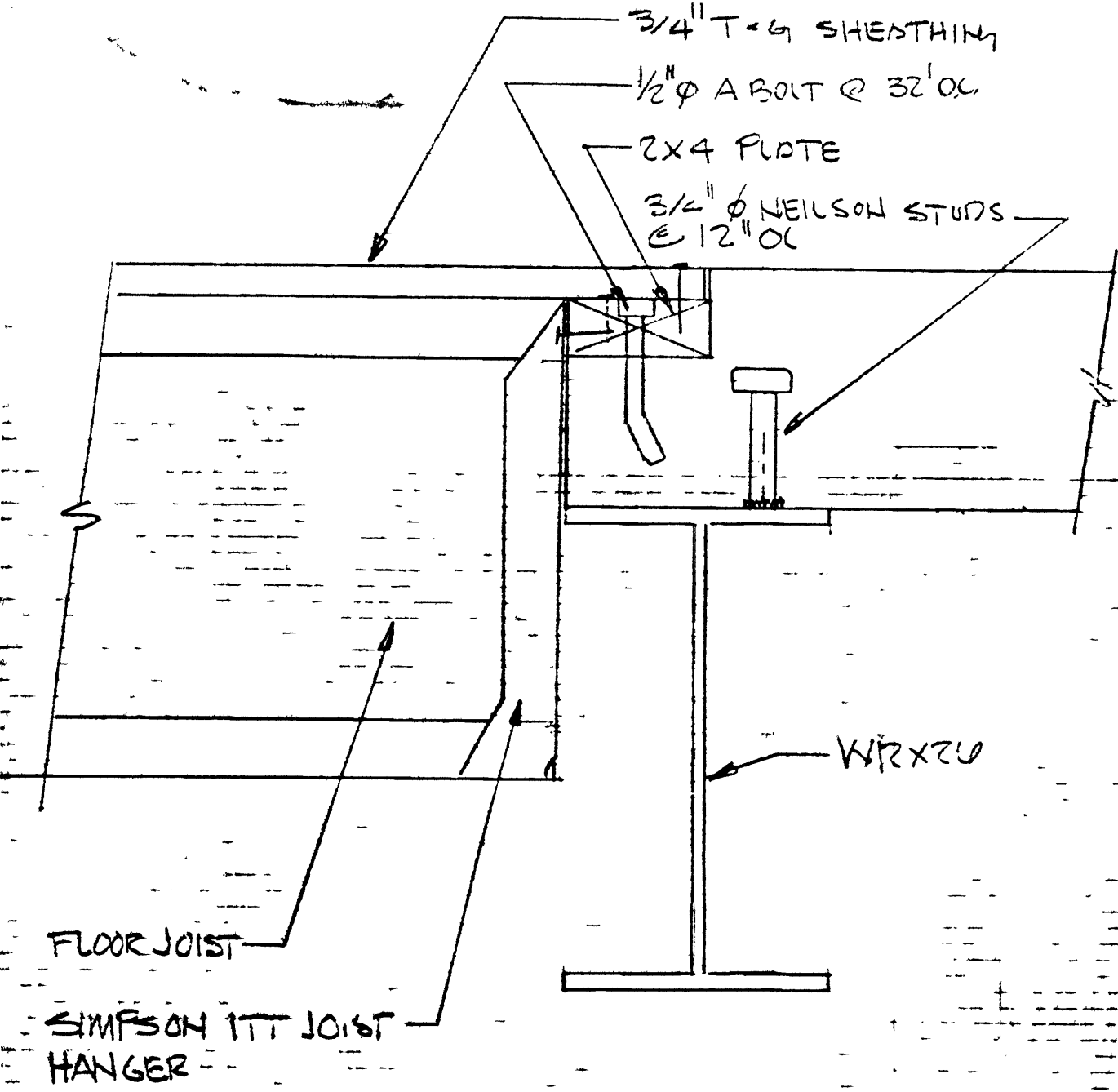
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GENERAL STEEL FRAMING NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION
- 4 ALL STRUCTURAL STEEL BEAMS AND PLATES ETC SHALL BE A36 STEEL
- 5 ALL STRUCTURAL STEEL SHALL BE PROPERLY PRIMED AND PAINTED SEE OWNER FOR COLOR
- 6 ALL TUBULAR COLUMNS TO BE MANUFACTURED TO $F_y = 46$ KSI UNDER ASTM A500 GRADE B
- 7 ALL BOLTS FOR STEEL TO STEEL CONNECTIONS TO BE $3/4$ DIA A325-N HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE
- 8 ALL WELDS TO BE E70XX ELECTRODES BY CERTIFIED WELDER
- 9 ALL WELDS AND BOLTING MUST MEET APPROVAL OF SPECIAL INSPECTOR AS REQUIRED BY BUILDING OFFICIAL
- 10 ALL STEEL BEAMS SHALL HAVE WEB STIFFENERS EACH SIDE OF WEB AT BEARING ENDS STIFFENER TO BE SAME THICKNESS AS WEB OF BEAM TYPICAL
- 11 SEE ARCHITECT FOR ALL BEARING ELEVATIONS
- 12 ANY BEARING PLATES NOT DETAILED SHALL BE SAME THICKNESS AS FLANGE OF BEAM BEING SUPPORTED WIDTH SHALL BE 4" WIDER THAN SUPPORTED MEMBER AND DEPTH SHALL BE 6" MIN BEARING PLATES TO HAVE (2) $3/4$ DIA NELSON STUDS (MIN OR EQUAL)

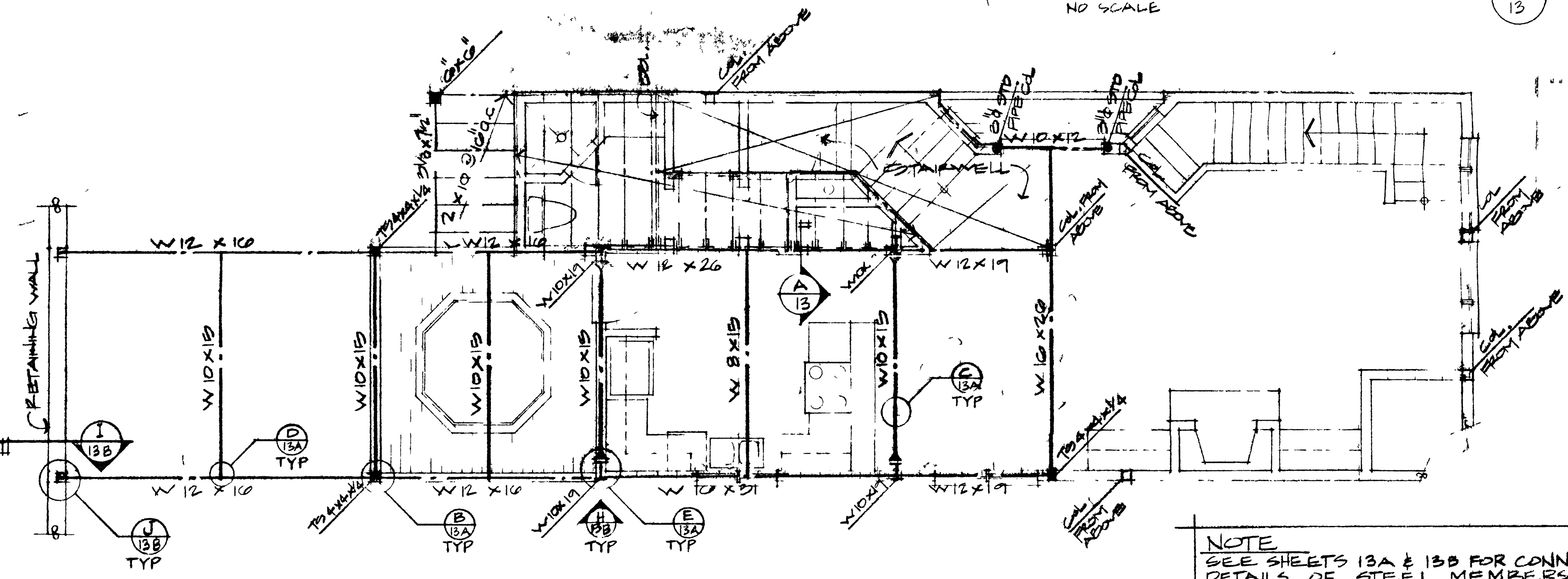


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DETAIL
NO SCALE

A
13

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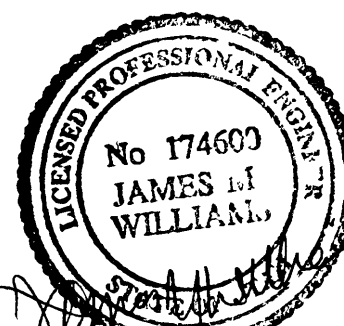
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FARM CITY
BUILDING INSPECTION

NOTE
SEE SHEETS 13A & 13B FOR CONNECTION
DETAILS OF STEEL MEMBERS

UPPER LEVEL FLOOR FRAMING PLAN

SCALE

1/4" = 1'-0"

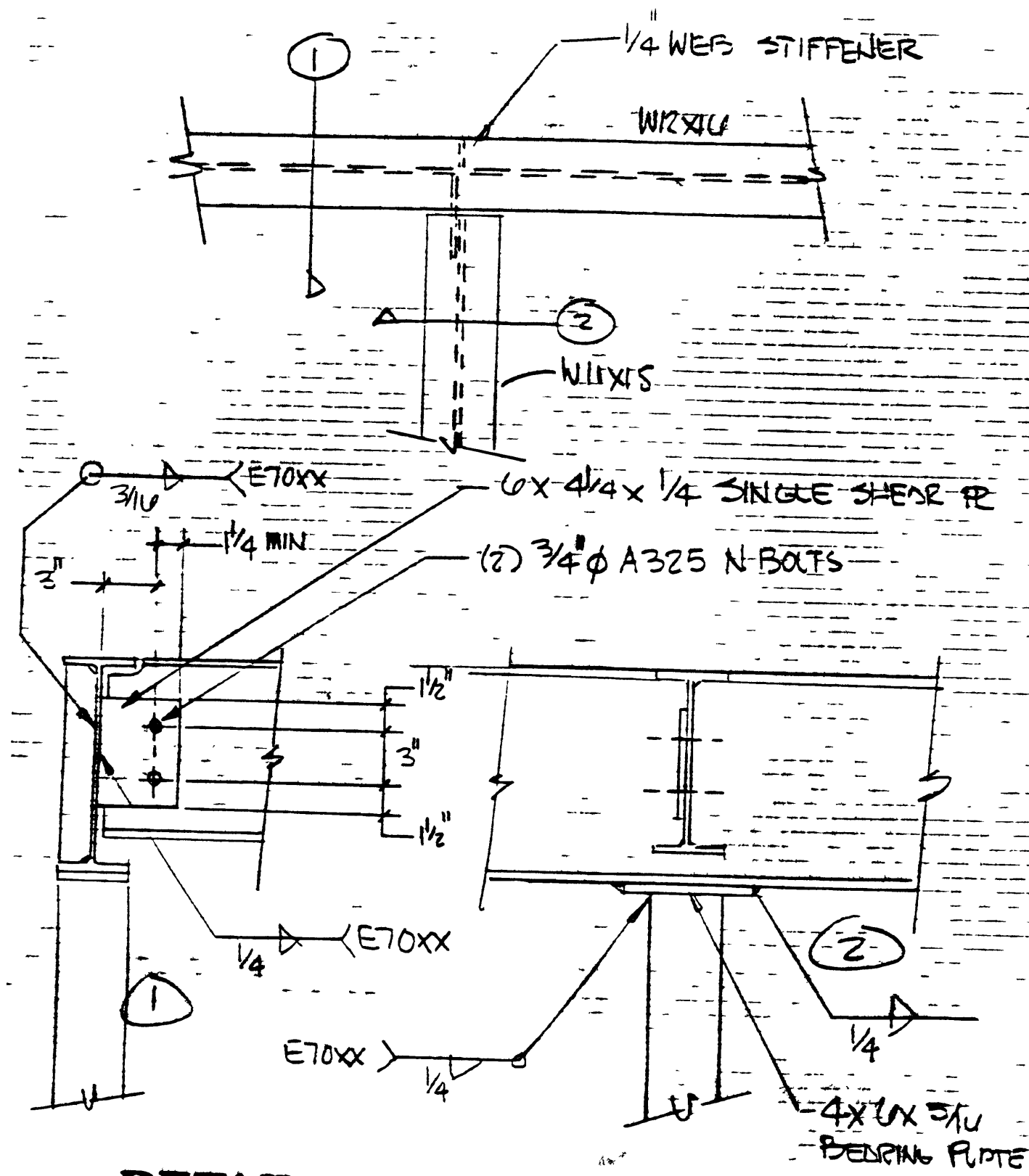


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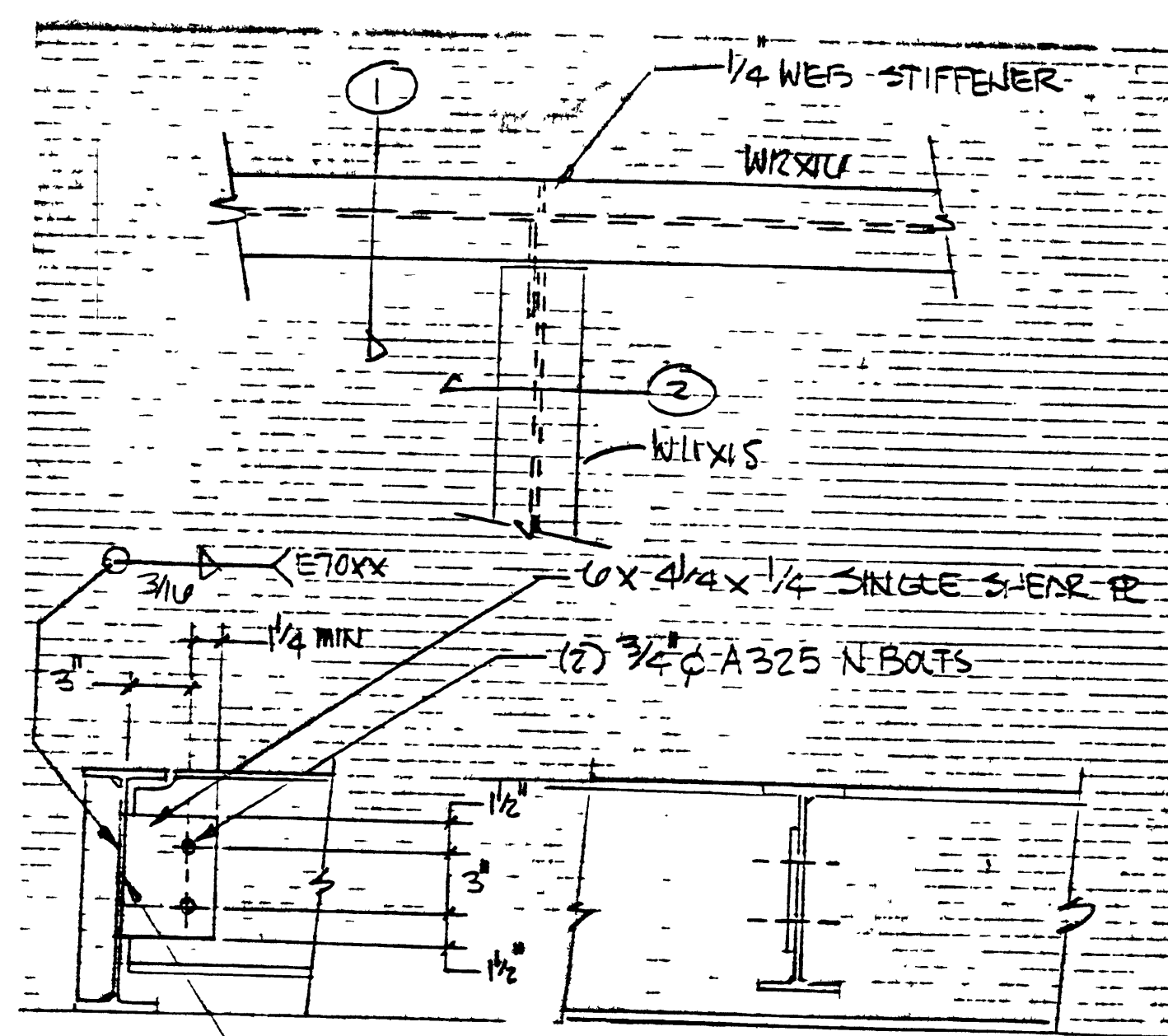
SHEET
13
of



DETAIL

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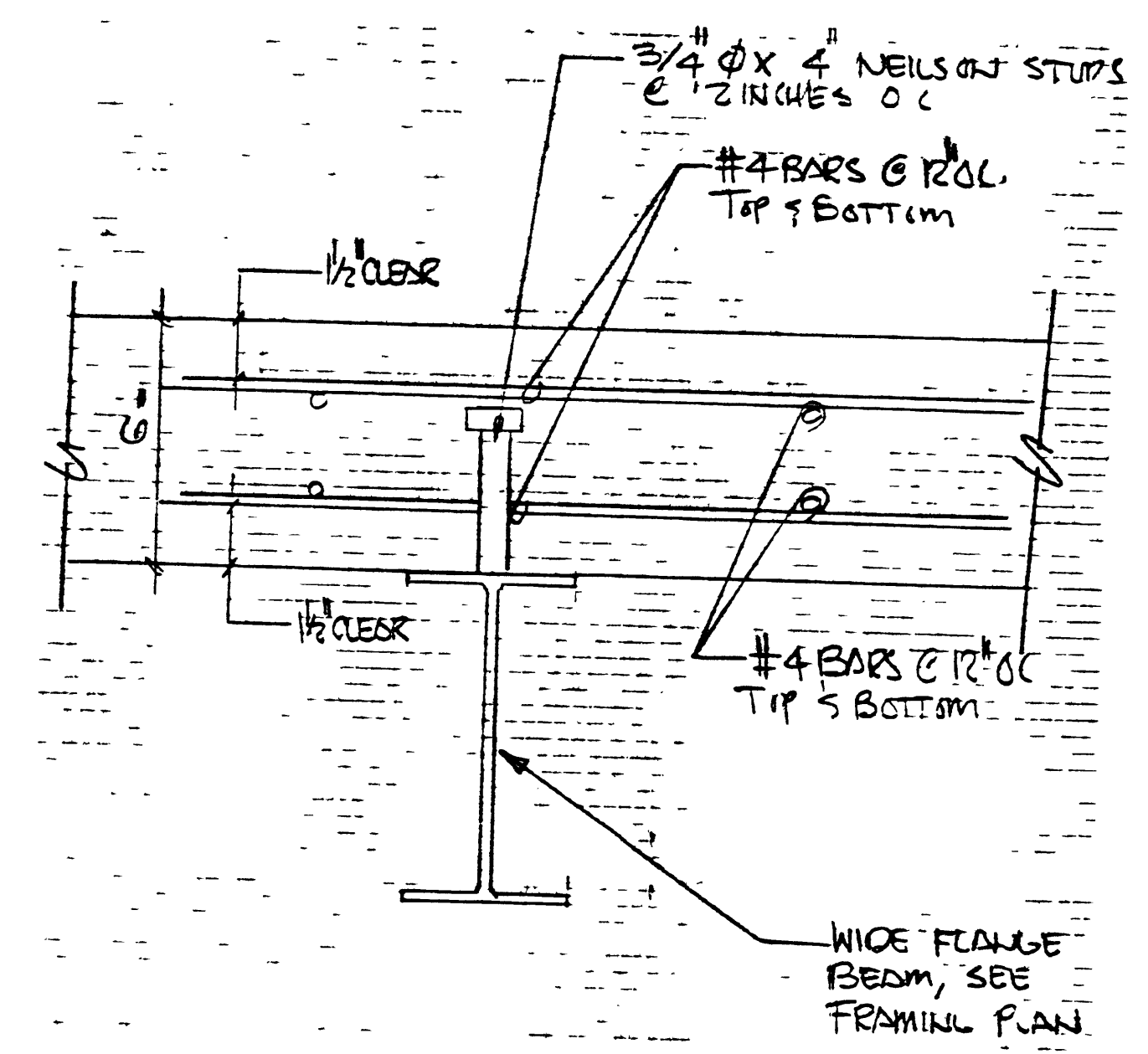
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13A



DETAIL

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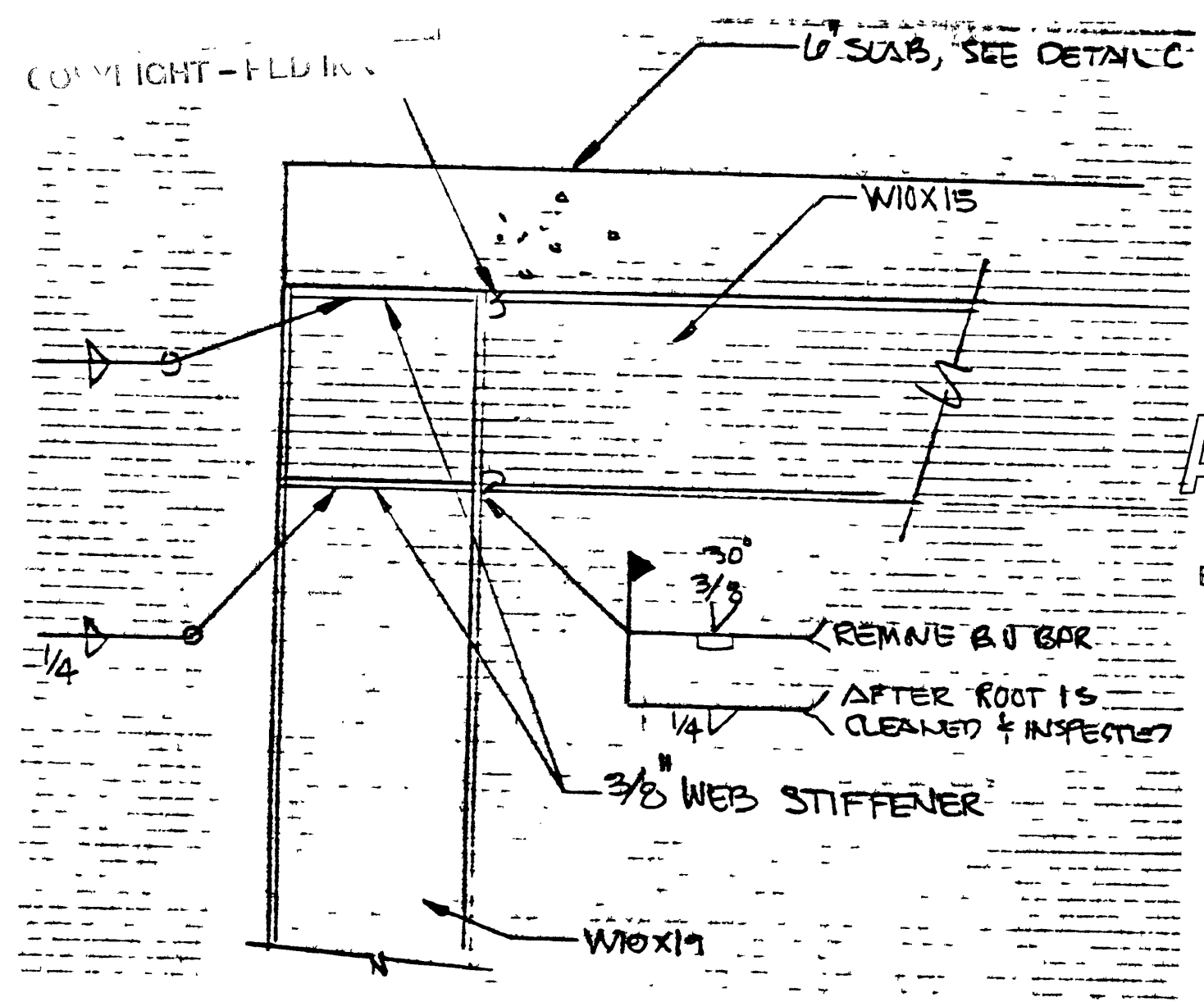
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13A



DETAIL

NO SCALE

C
13A



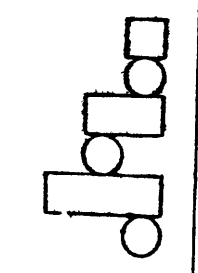
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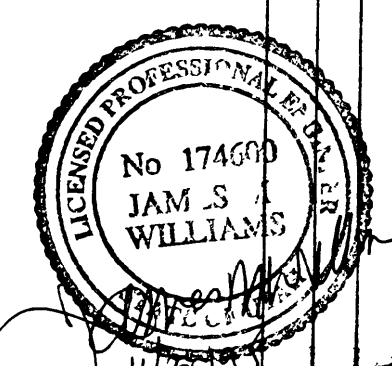
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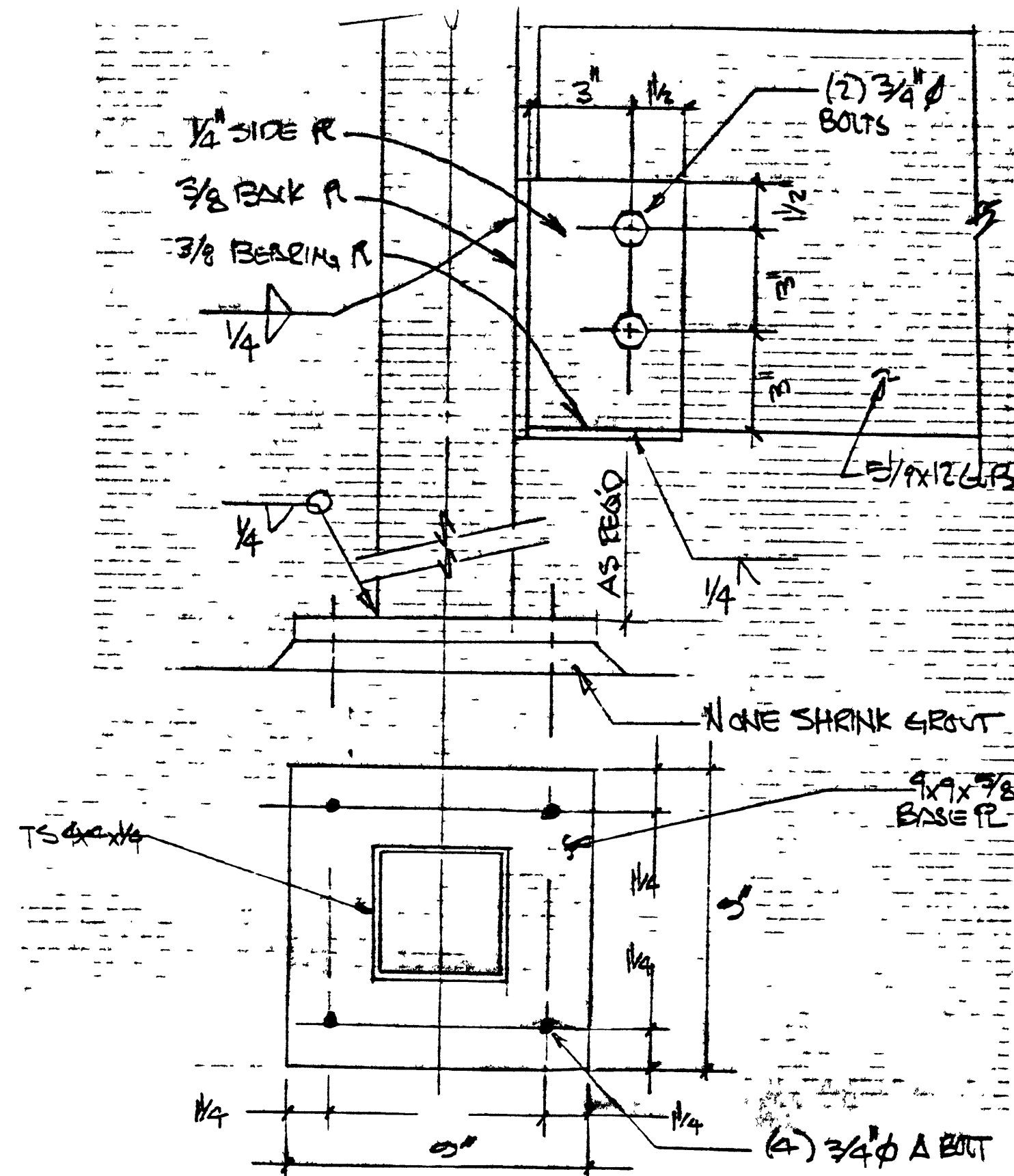


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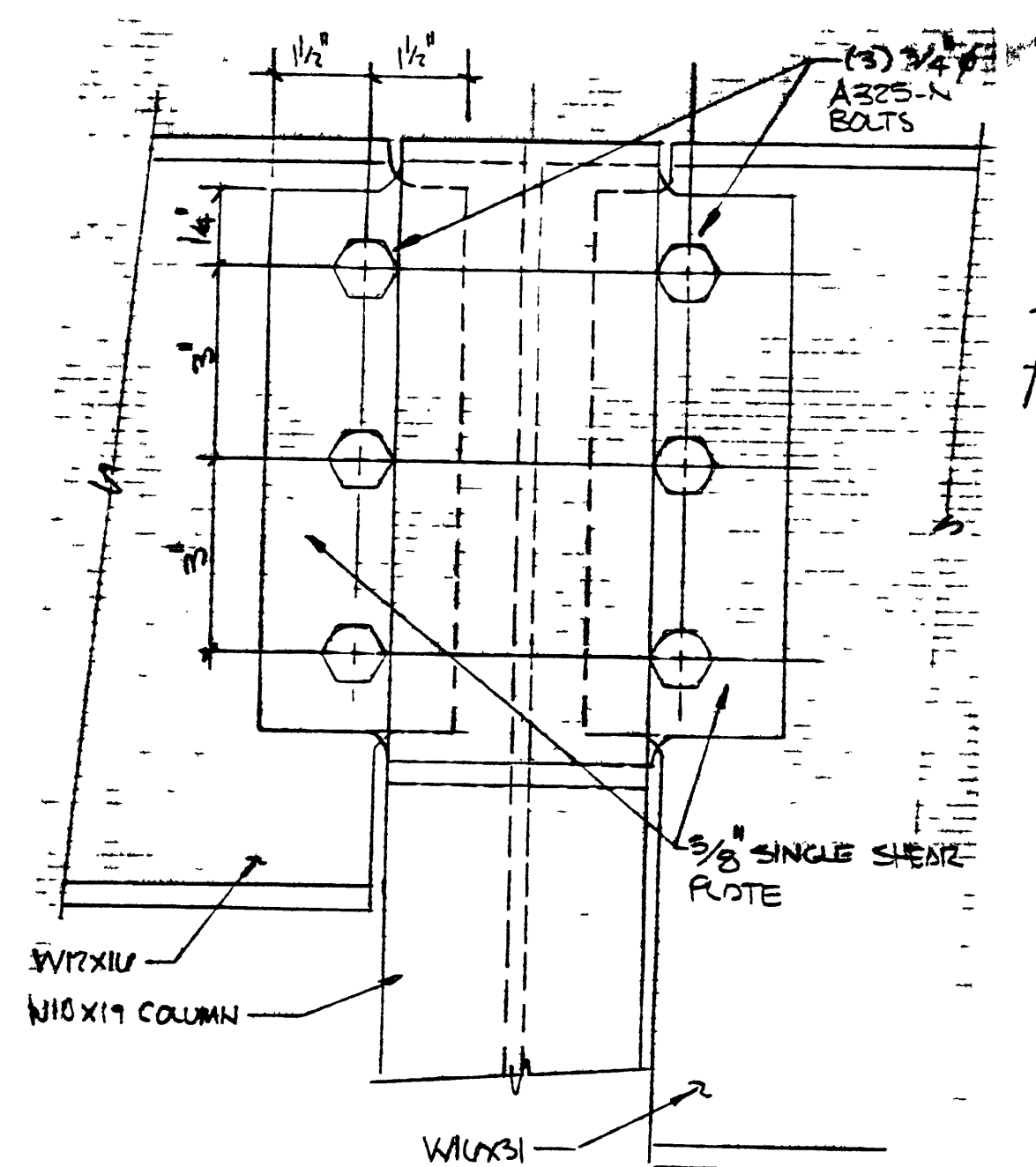
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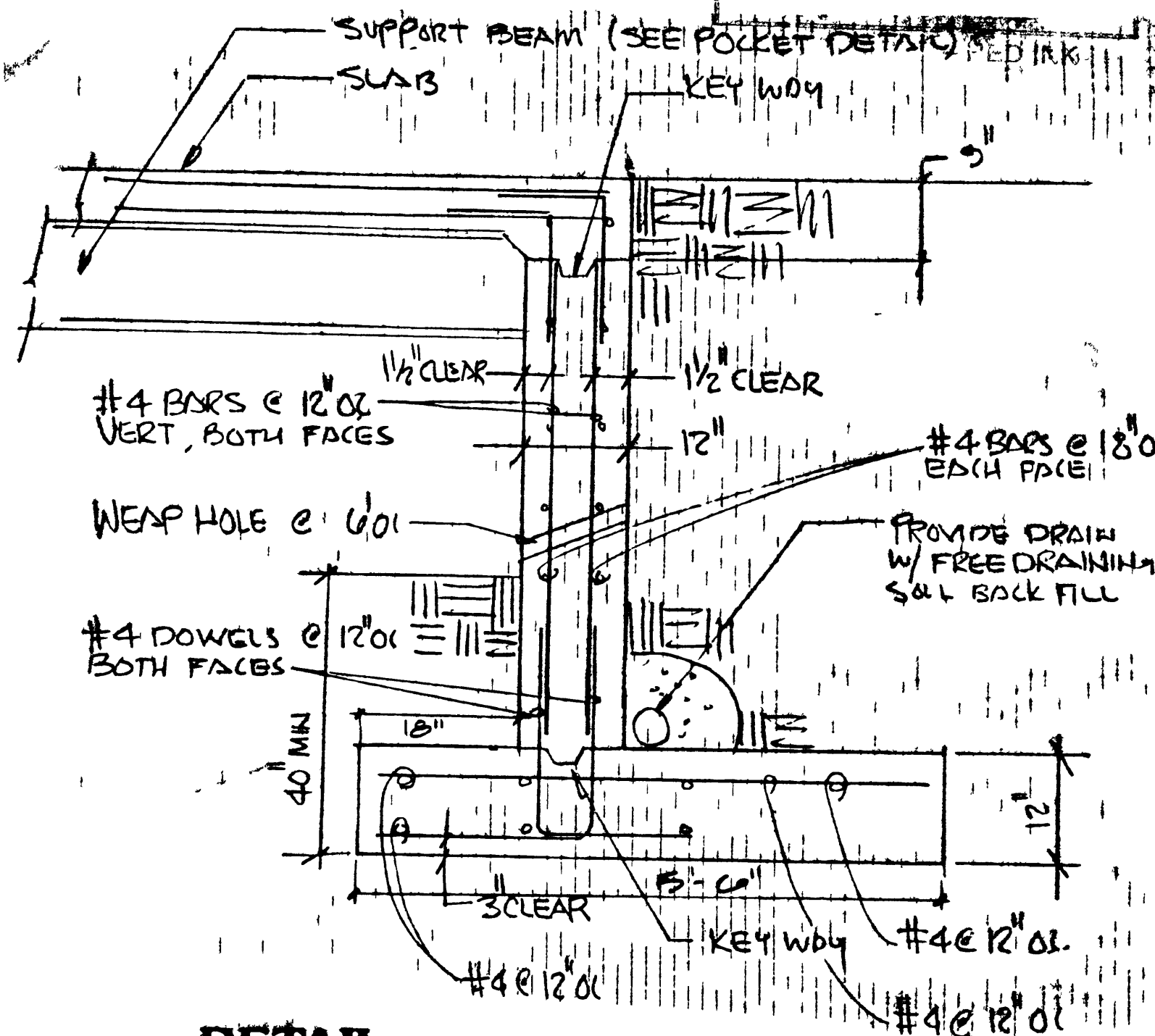
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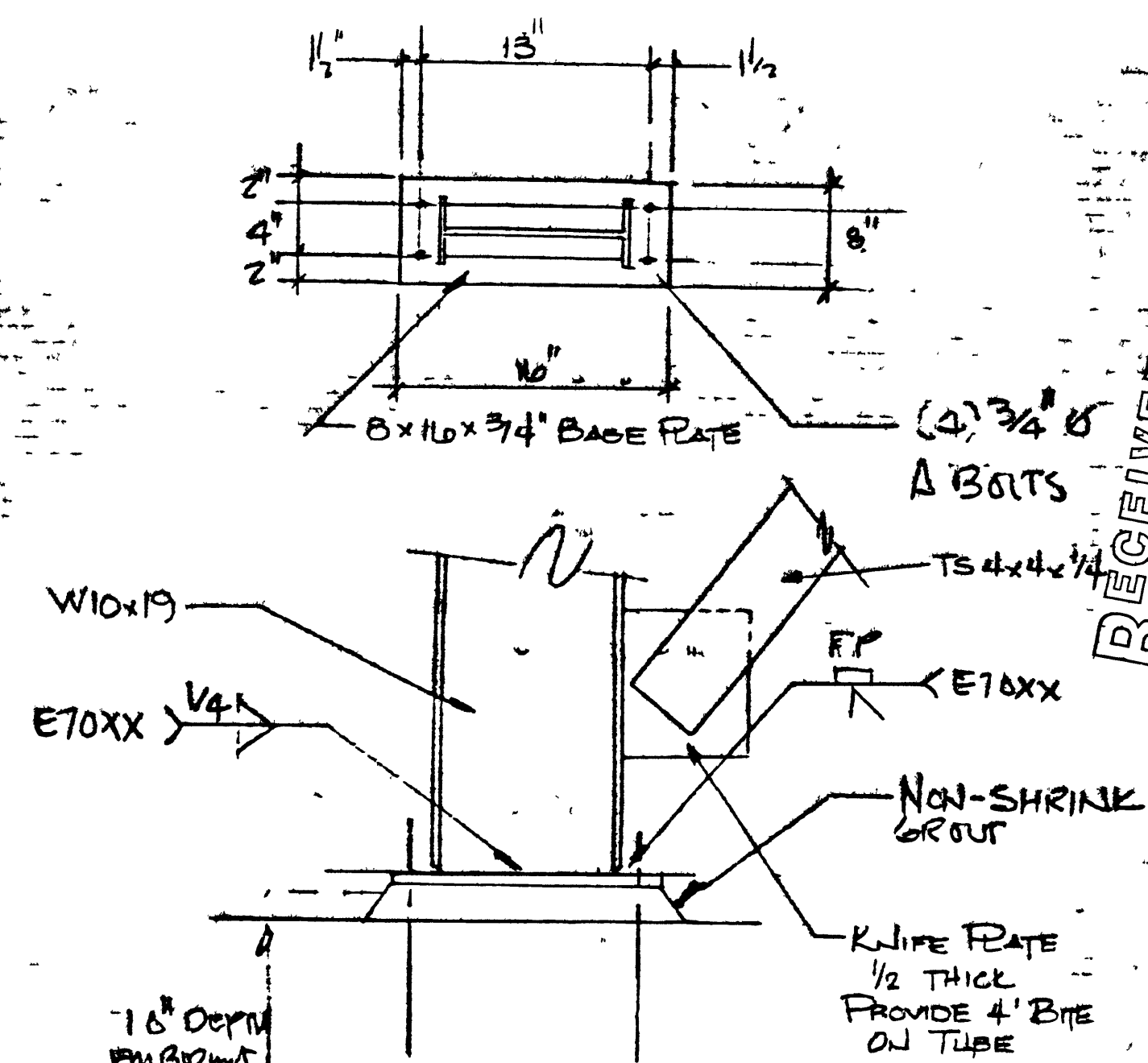
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13B



DETAIL
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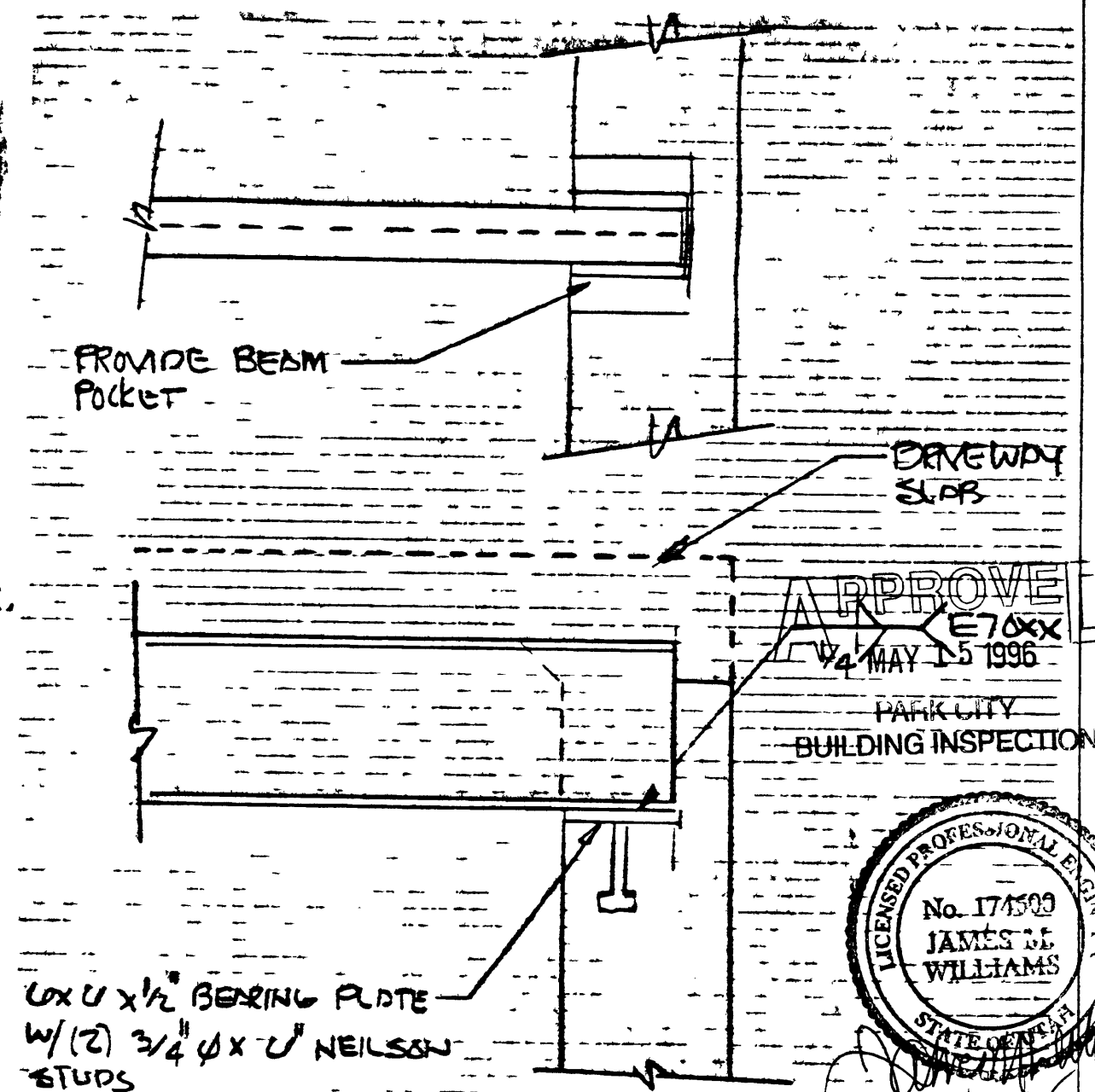
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13B



DETAIL
NO SCALE

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13B

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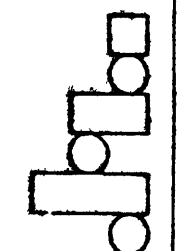


DETAIL
NO SCALE

J
13B

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J. M. WILLIAMS and ASSOCIATES, INC.
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LICENSED PROFESSIONAL ENGINEER
No. 174503
JAMES M. WILLIAMS
STATE OF UTAH

SHEET

13B

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HOLDOWN SCHEDULE

LOC	HOLDOWN	MIN STUDS	REMARKS
AA	(1) HD2A OR (1) HPAHD22	(2) STUDS (2) STUDS	OVERLAP HPAHD22 W/ (1) MST27 STRAP SEE DETAIL
BB	(1) HD8A	(2) STUDS	
CC	(1) CS16	(1) STUD	(8) 8d NAILS EACH END INTO STUDS
DD	(1) MST37	(2) STUDS	FULLY NAILED

NOTE SIMPSON CS16 STRAPS MAY BE REPLACED WITH SIMPSON
FTA OR LFTA STRAPS OF EQUAL STRENGTH

INSTALLATION OF ALL HOLDOWN ANCHORS AND STRAPS SHALL BE
PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN
ANCHORS OR STRAPS

SHEAR WALL SCHEDULE

LOC	PANEL GRADE	PANEL THICKNESS	NAIL SIZE	EDGE NAILING	REMARKS
A	EXP I	7/16"	8d	6" O C	BLOCKED
B	EXP I	7/16"	8d	4" O C	BLOCKED
C	EXP I	7/16"	8d	3" O C	BLOCKED
D	EXP I	7/16"	8d	2" O C	3 NOMINAL EDGE MEMBERS - BLOCKED

ALL SHEAR WALLS TO HAVE STUDS AT 16" O C
NAILING @ 12" O C IN PANEL FIELD

WAFERBOARD COMPOSITE BOARD AND ORIENTED STRAND BOARD (BUT NOT STRUCTURAL
PARTICLE BOARD) ARE ACCEPTED AS EQUALS THICKNESS SHOWN IS MINIMUM REQUIRED

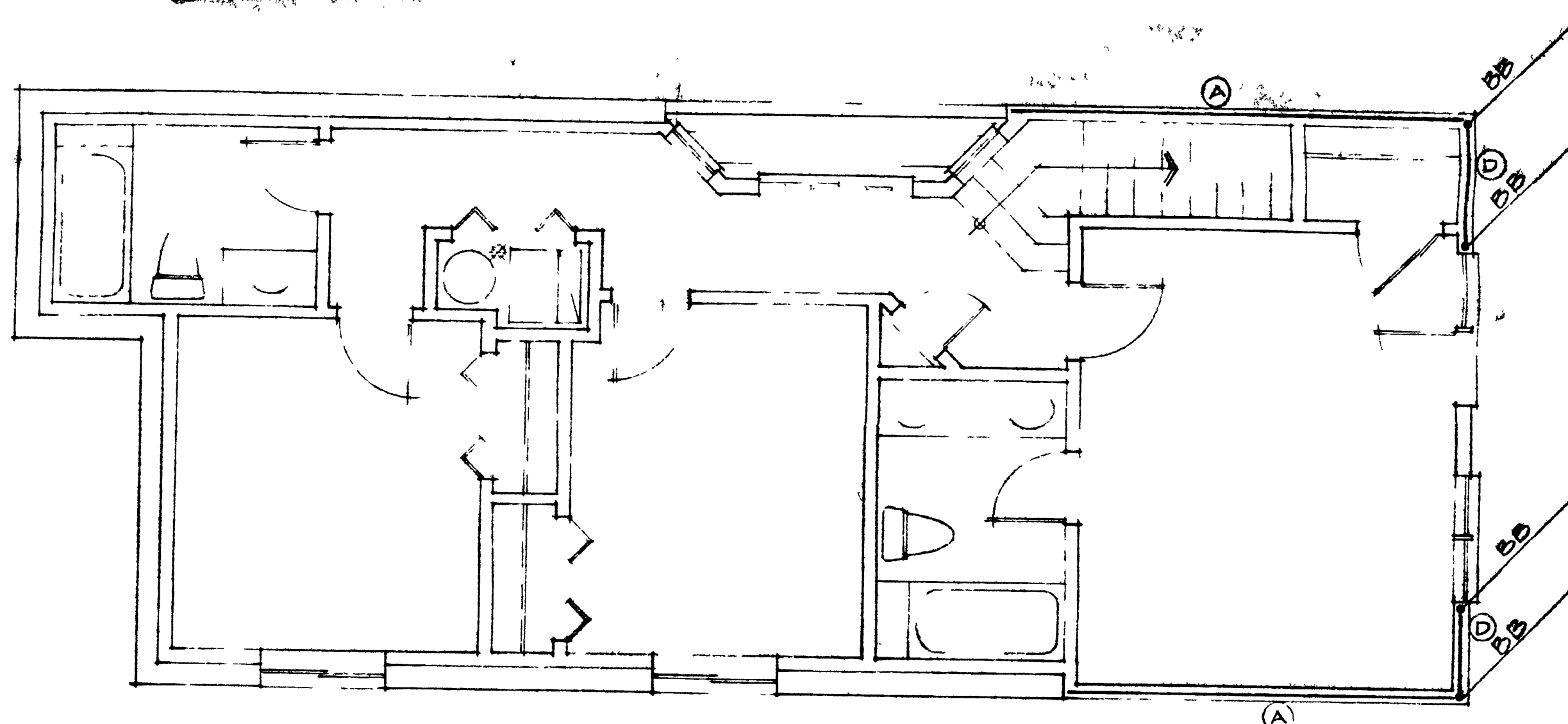
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THE FLOOR PLAN
ELEVATIONS OF THE
BUILDING SHALL BE
HAND DRAWN
AND INKED

LEGEND

- Ⓐ SHEAR WALL LOCATION
(SEE SHEAR WALL SCHEDULE)
- △ HOLDOWN LOCATION
(SEE HOLDOWN SCHEDULE)

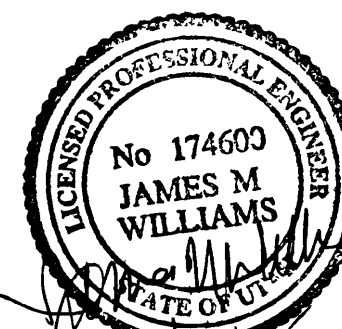


MID-LEVEL LATERAL REINFORCEMENT PLAN

SCALE

1/4" = 1'-0"

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PARK CITY
MILL CREEK CORP

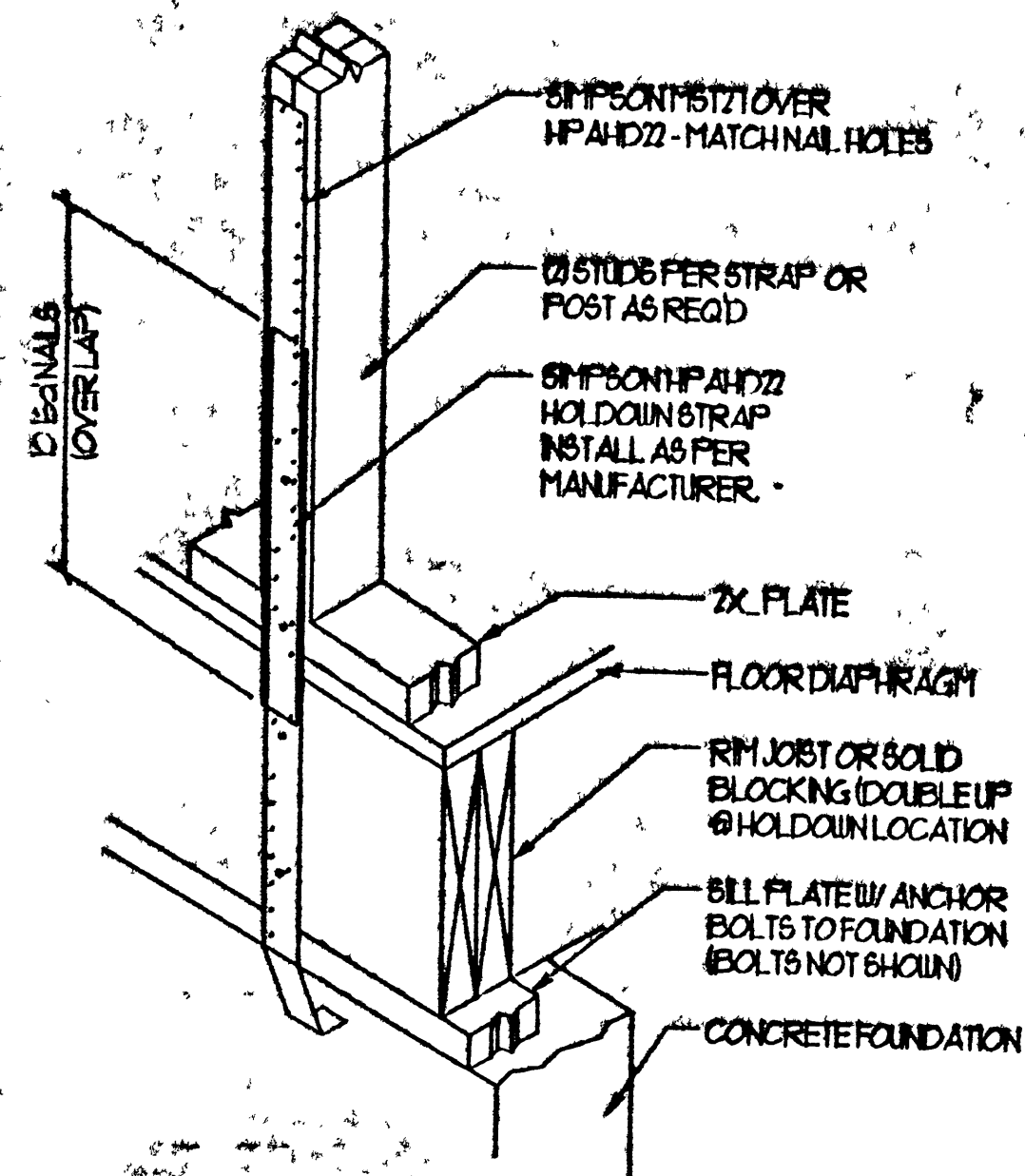
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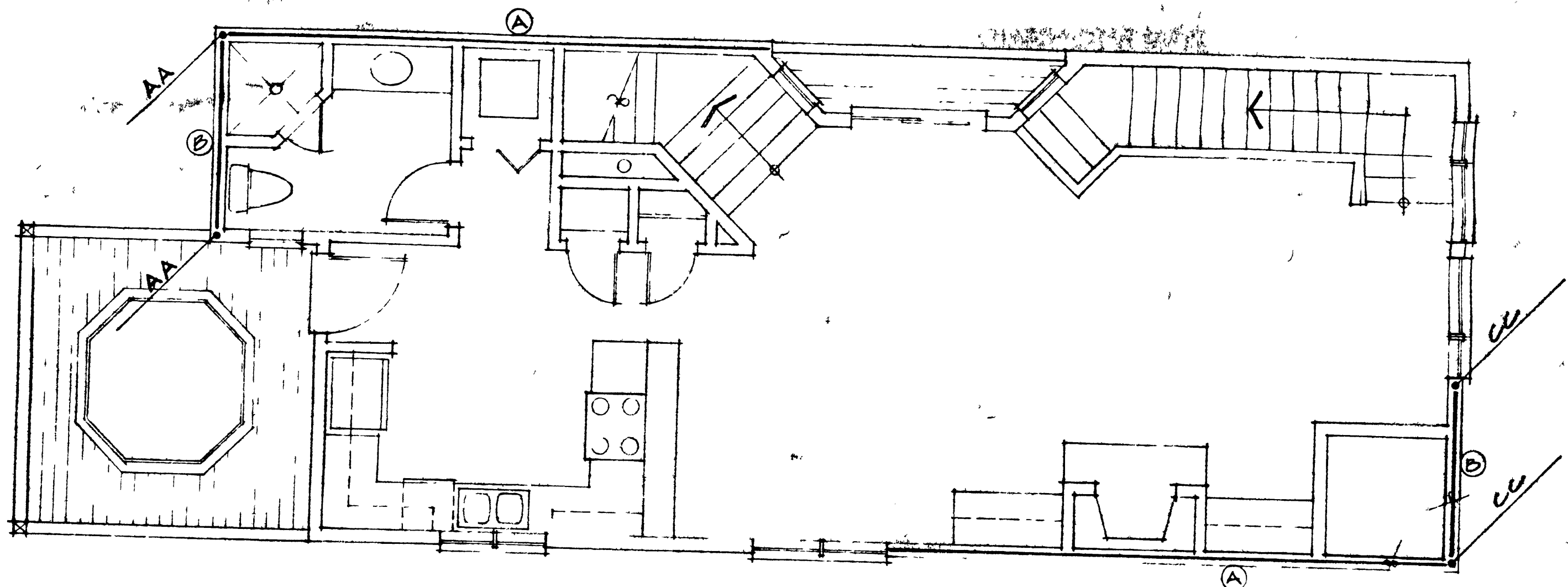
SHEET

14



EXTENDED HP AHD22
NTS

- LEGEND**
- Ⓐ SHEAR WALL LOCATION (SEE SHEAR WALL SCHEDULE)
 - ✓ HOLD-DOWN LOCATION (SEE HOLD-DOWN SCHEDULE)

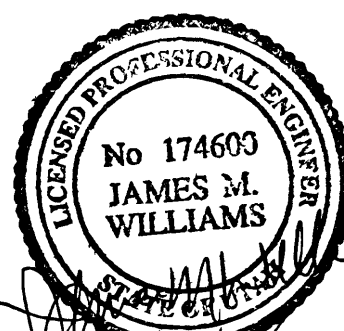


MAIN LEVEL LATERAL REINFORCEMENT PLAN

SCALE

1/4" = 1'-0"

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ELEVATIONS
LANDSCAPE

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BUILDING DEPT

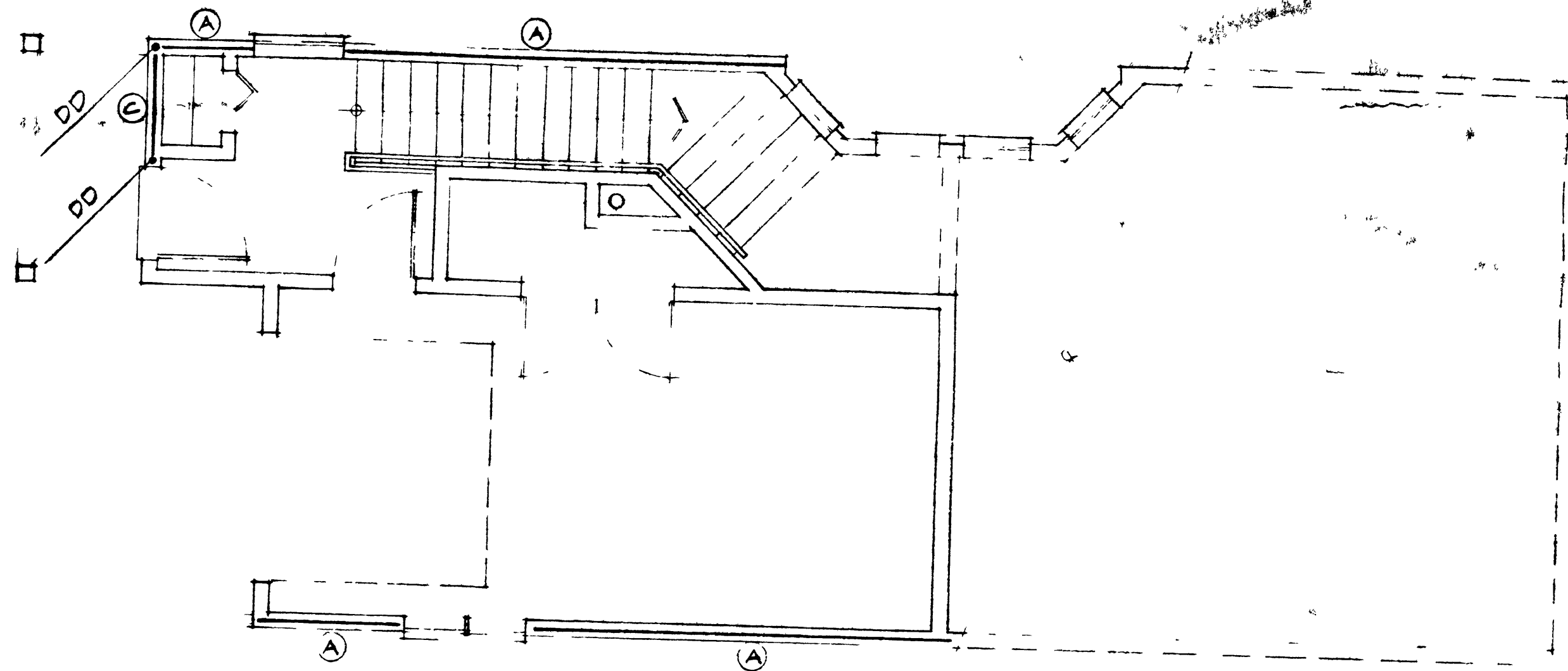
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THE FLOOD FIGHTING
ELEVATIONS OF THE
FLOOD FIGHTING

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UTAH

LEGEND

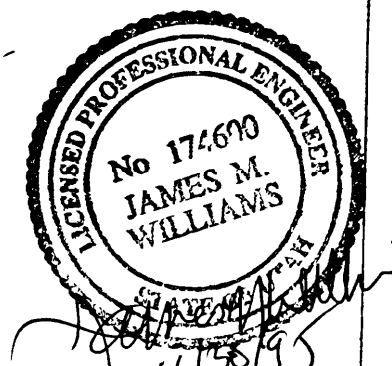
- Ⓐ SHEAR WALL LOCATION
(SEE SHEAR WALL SCHEDULE)
- AA HOLDOWN LOCATION
(SEE HOLDOWN SCHEDULE)



UPPER LEVEL LATERAL REINFORCEMENT PLAN

1/4" = 1'-0"

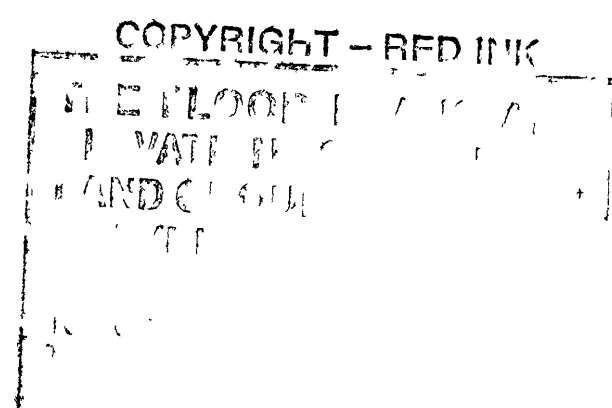
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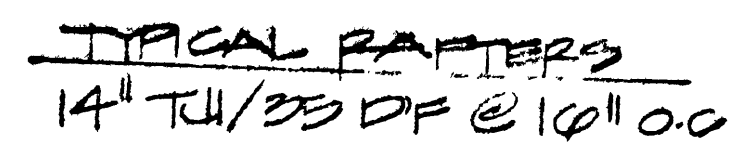
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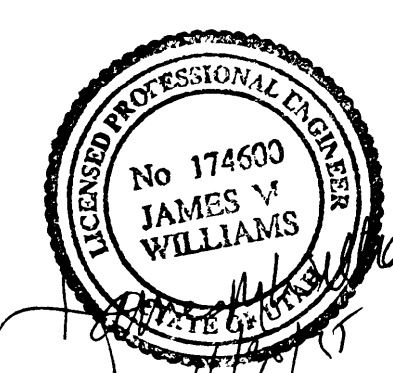
16



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$$1/4'' = 1' - 0$$

$$1/4 = 1 - 0$$

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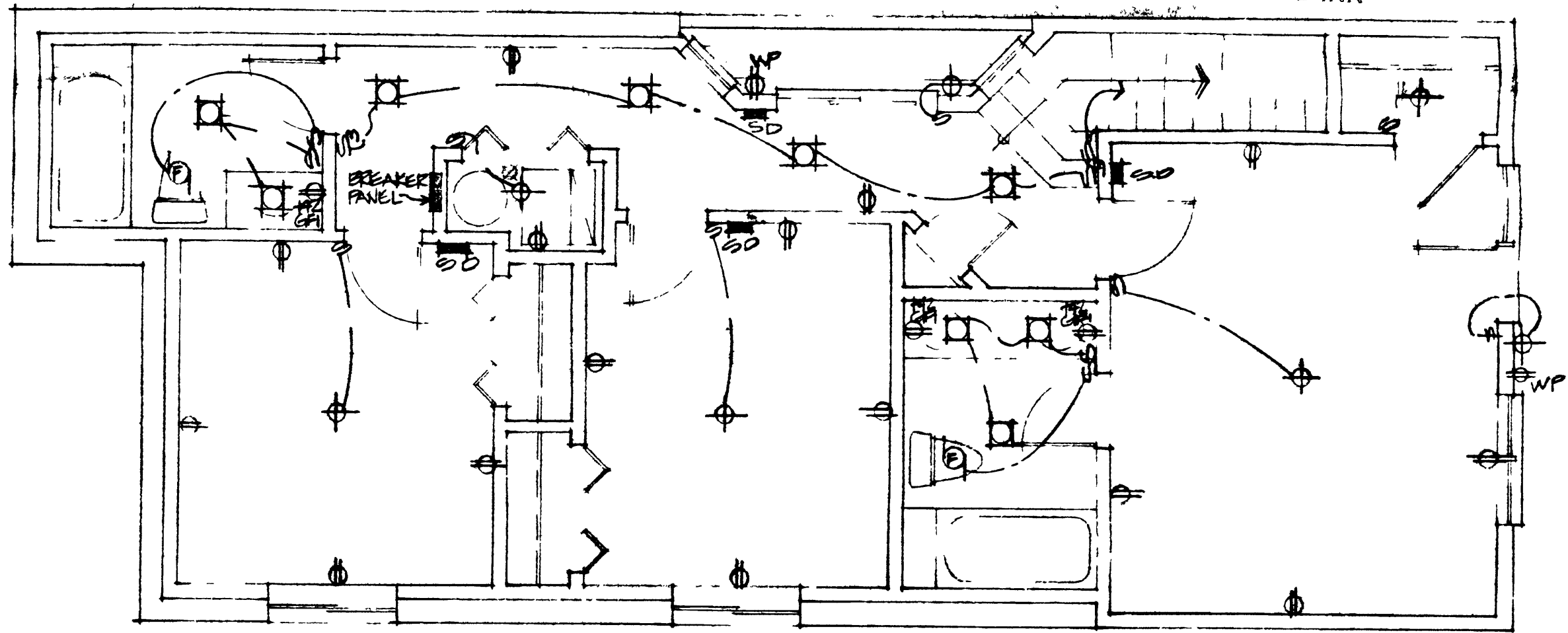
SHEET

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⦿	110 VOLT OUTLET
⦿	220 VOLT OUTLET
⦿	SWITCHED OUTLET
○	FLOOR OUTLET
⬢	SWITCH
⬢	3-WAY SWITCH
⌚	TV JACK
⌚	TELEPHONE JACK
⦿	EXHAUST FAN
⦿	CEILING MOUNTED FIXTURE
⦿	WALL MOUNTED FIXTURE
□	RECESSED CAN FIXTURE
—	2 TUBE FLUORESCENT FIXTURE
—	TRACK LIGHTING
⦿	2X4 SURFACE MOUNTED FLUORESCENT
—	SMOKE DETECTOR

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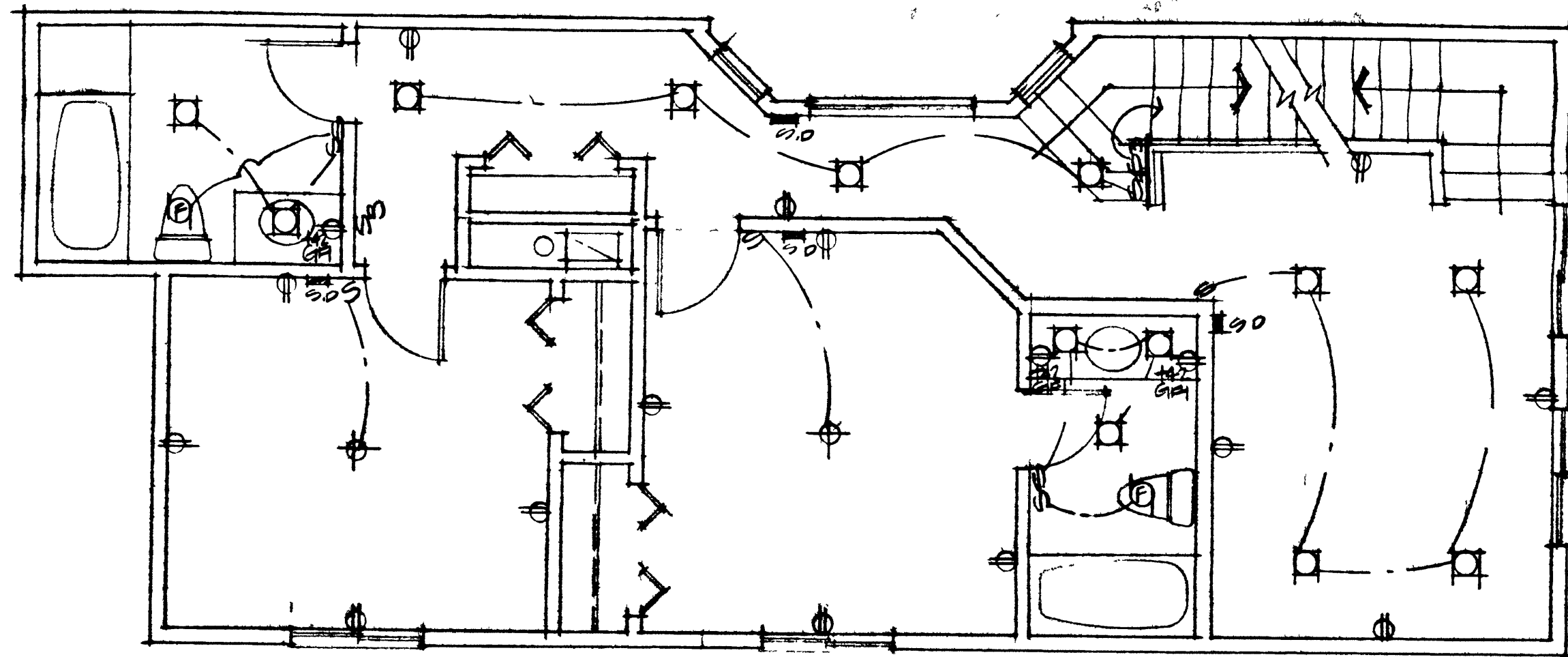
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LOWER LEVEL ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



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1. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF PARK CITY, UTAH, ELECTRICAL CODE. THE DESIGNER HAS NOT REVIEWED THE PROJECT FOR ANY OTHER CODES OR STANDARDS. THE DESIGNER HAS NOT REVIEWED THE PROJECT FOR ANY OTHER CODES OR STANDARDS. THE DESIGNER HAS NOT REVIEWED THE PROJECT FOR ANY OTHER CODES OR STANDARDS.

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UTAH

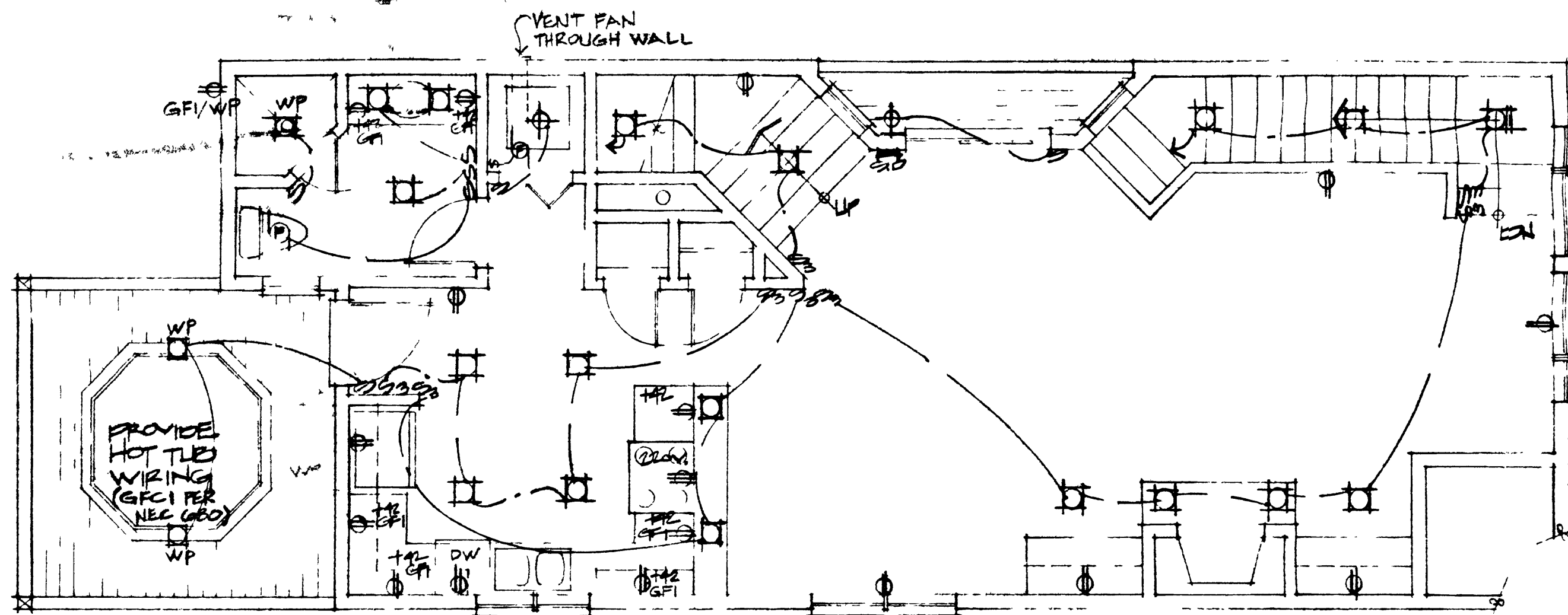
MID-LEVEL ELECTRICAL PLAN

SCALE

1/4" = 1'-0"

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BUILDING INSPECTION

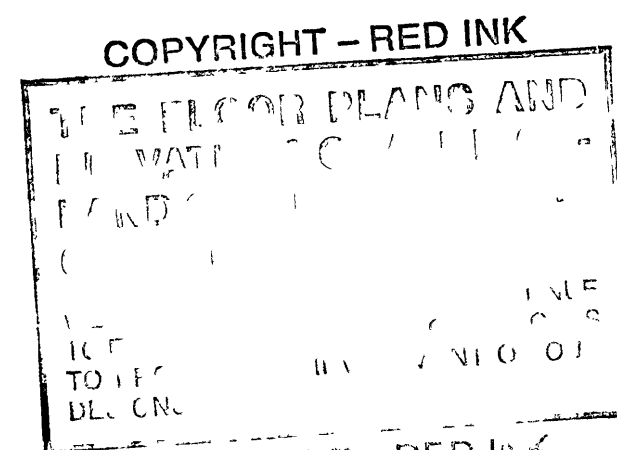
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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433	
18A	



MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'

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PARK CITY
CAPAL CORP

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MAY 15 1996
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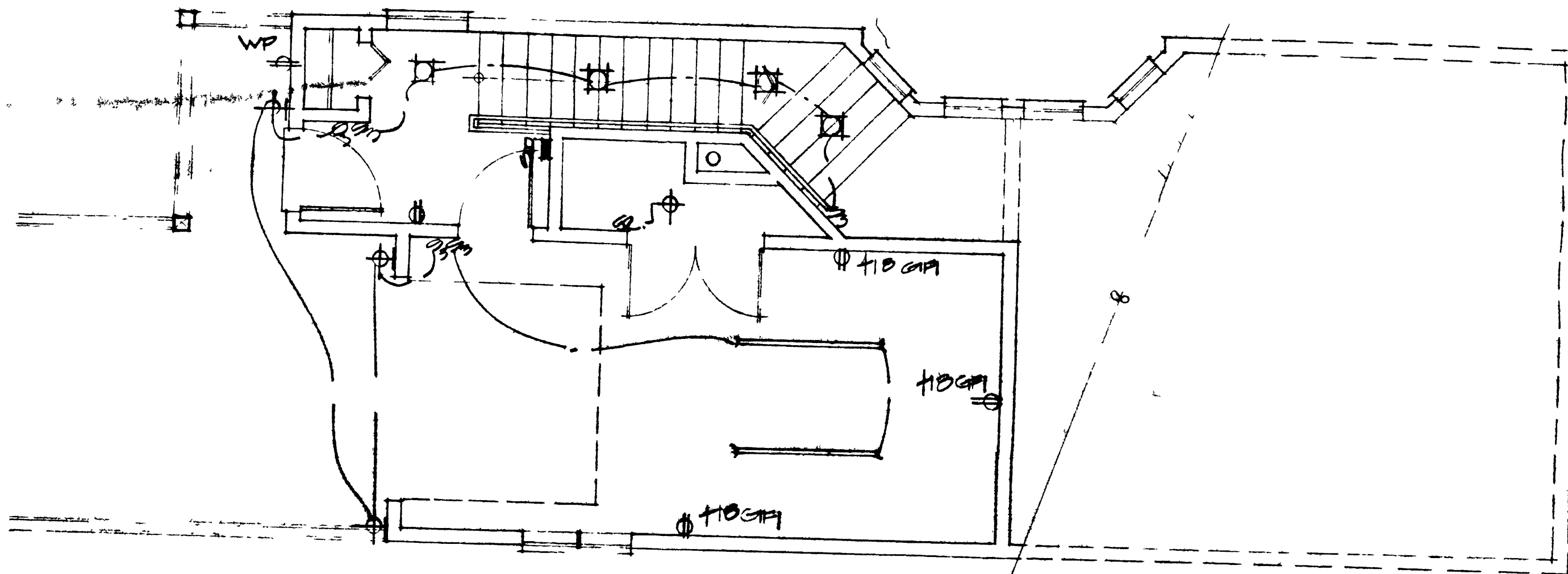
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UPPER LEVEL ELECTRICAL PLAN

SCALE

1/4" = 1'-0"

NOV 3 0 1995

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THE FLOOR PLANS AND
ELEVATIONS OF ALL HIGH-
LAND COUNTY CASE
COPYRIGHT

WE HAVE NO WILL CONTINUE
TO ENFORCE THE CO. VICTIMS
TO PROTECT THE INVESTMENT OF OUR
DESIGNS

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PARK CITY
M. C. PAL CO. P

APPROVED
MAY 15 1996

PARK CITY
BUILDING INSPECTION

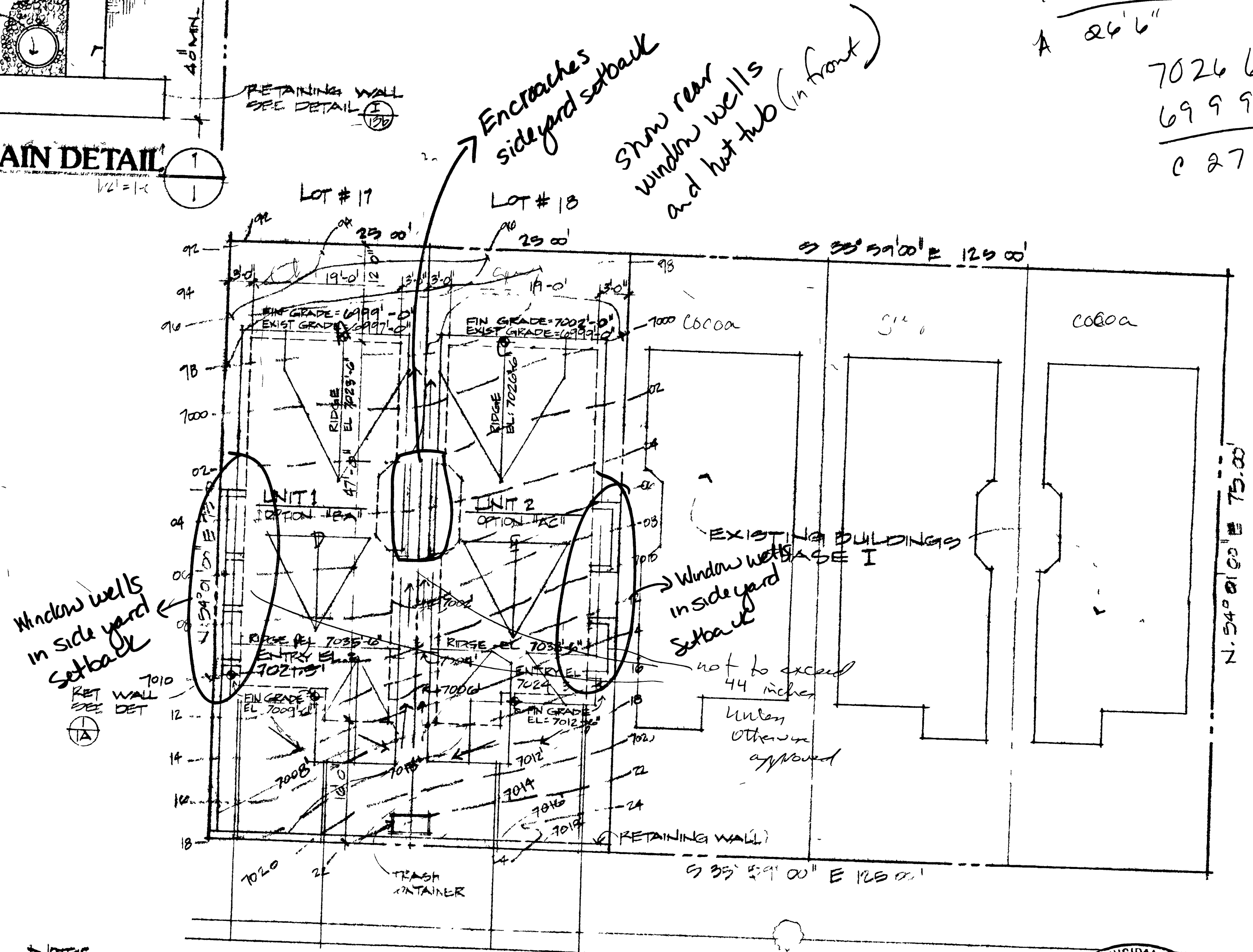
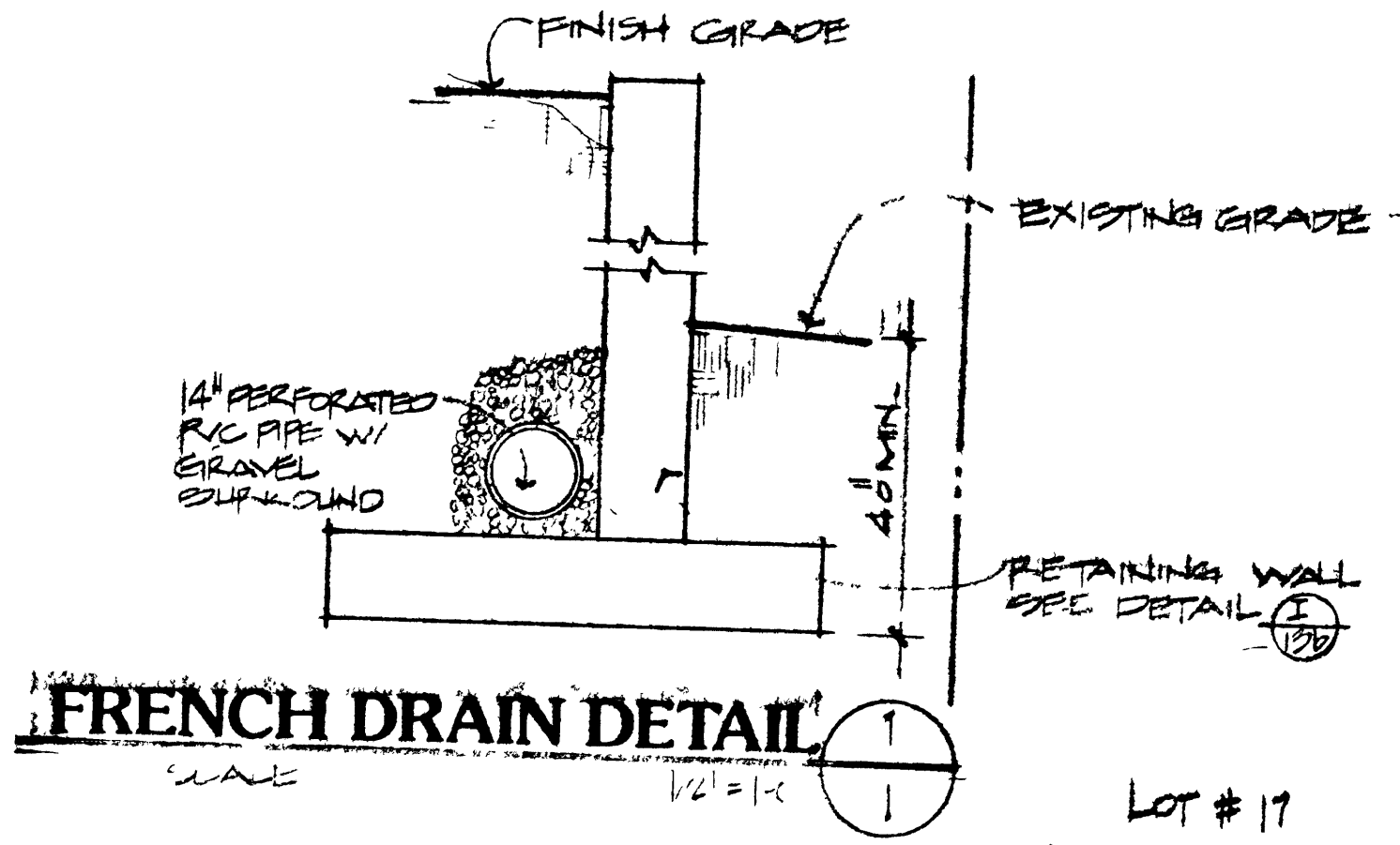
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HIGHLAND GROUP

4474 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

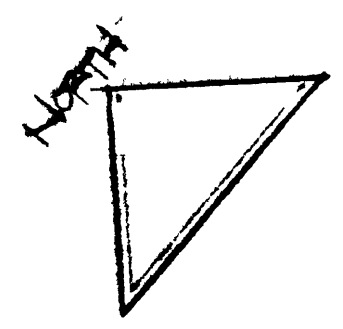
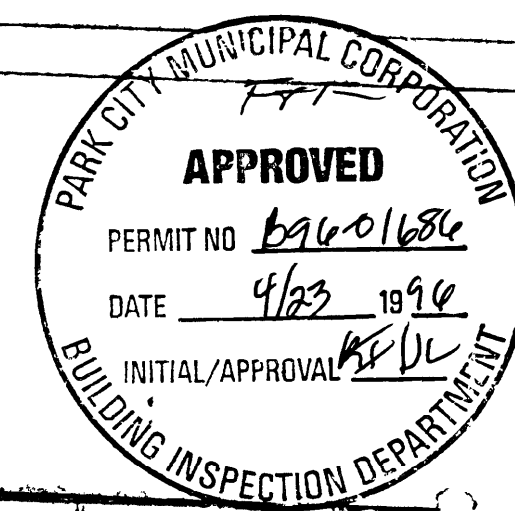
SHEET

20
of



- NOTES**
1. DRAINAGE TO COMPLY W/ U.B.C. CHAP 33
 2. PROPERTY LINES ARE THE LIMITS OF DISTURBANCES
 3. PROVIDE SHED ROOF OVER GAS & ELECTRIC METERS

SITE PLAN
SCALE



1190 & 1190
LOWELL AVENUE

7023.6"
6997
A 26.6"

7035.6"
7009
B 26.6"

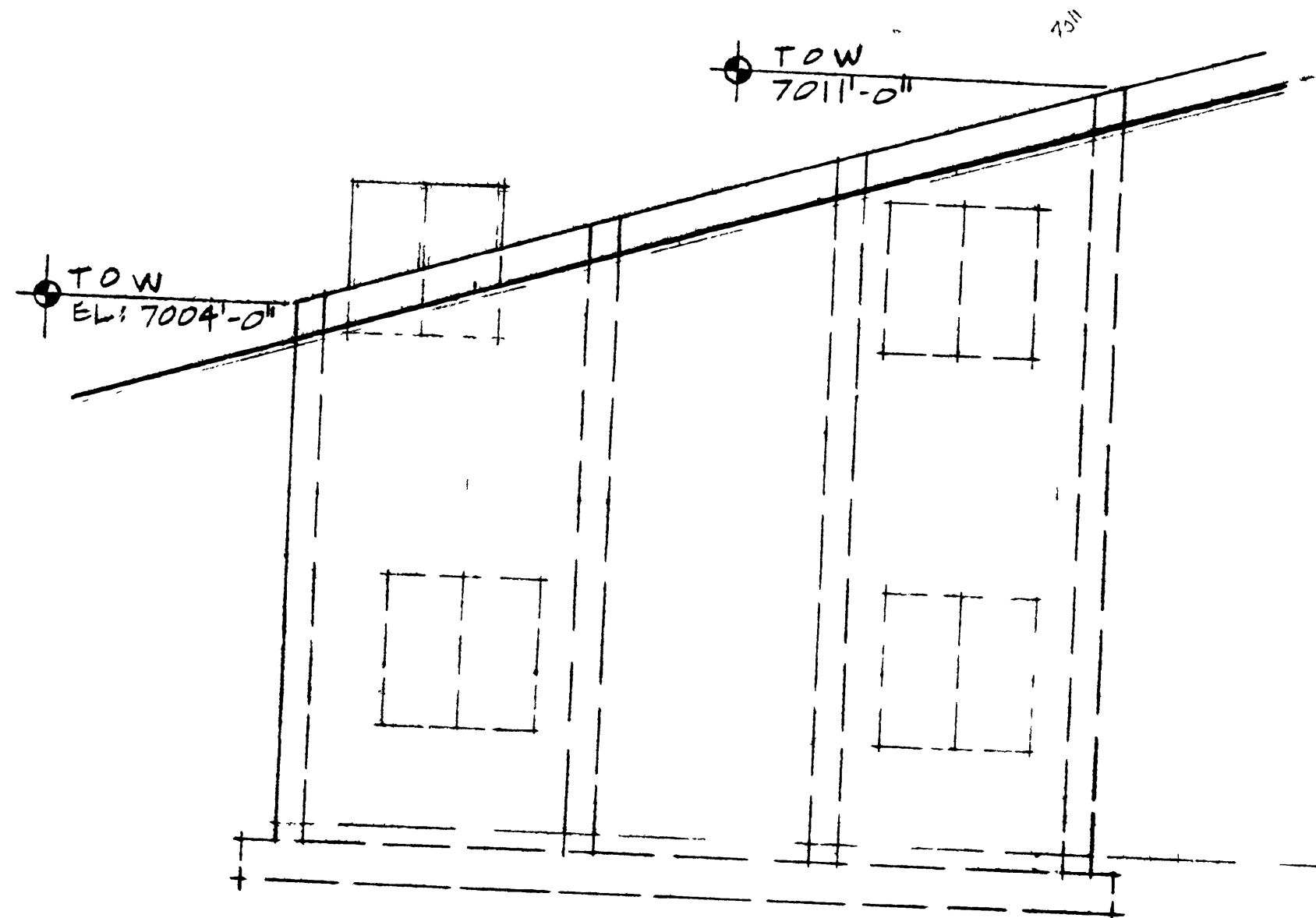
7026.6"
6999
C 27.6"

7038.6"
7010
29.6"

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 PHASE I
RESORTSIDE PROPERTIES
 SHEET 1 of 1
 4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433



RETAINING WALL ELEVATION

SCALE

1/4" = 1'-0"

3
1A

UPPER LEVEL

MAIN LEVEL

TOP OF WALL
EL. = 7000'-0"

MID-LEVEL

LOWER LEVEL

TOP OF WALL
EL. = 7011'-0"

EXIST. GRADE

RETAINING WALL

FILL DIRT

TOP OF FILL
EL. = 6990'-4"

WINDOW BEYOND

WINDOW BEYOND

PROPERTY LINE

1A

PROPERTY LINE

7000

7002

7004

CONCRETE WINDOW WELL

UNIT 1

7000

7008

CONCRETE WINDOW WELL

2
1A

7010

TIE INTO FRONT
RETAINING WALL

7012

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RETAINING WALL SECTION

SCALE

1/4" = 1'-0"

2
1A

RETAINING WALL PLAN

SCALE

1/4" = 1'-0"

1
1A

SHEET

1A

of

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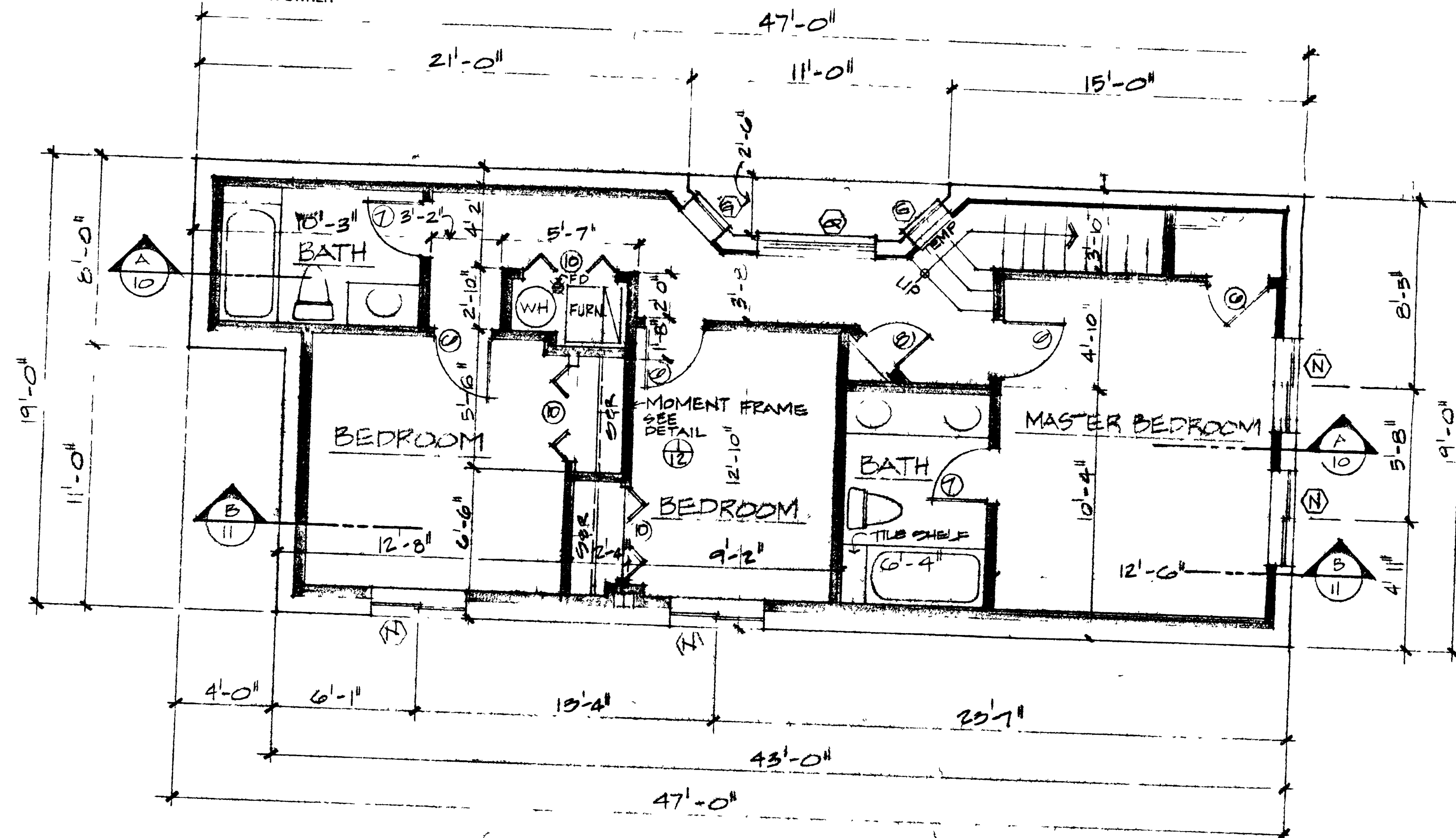
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HIGHLAND GROUP

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

GENERAL CONCRETE NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE ACI 318-89 AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE
- 3 ALL REINFORCING STEEL SHALL BE GRADE 60 AND BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE
- 4 MIN COMPRESSIVE STRENGTH FOR DESIGN $f_c = 2500$ PSI USE $f_c = 3000$ PSI MIN FOR CONSTRUCTION WITH NO SPECIAL INSPECTION REQUIRED MINIMUM COMPRESSIVE STRENGTH FOR SUSPENDED SLAB $f_c = 4000$ PSI
- 5 ALL EXTERIOR FOOTINGS SHALL BE 12" THICK AND PROPERLY FORMED INTERIOR FOOTINGS SHALL ALSO BE 12" THICK BUT MAY BE MONOLITHIC WITH SLAB
- 6 RECESS FOUNDATION AND POUR SLAB THROUGH TYPICAL ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS
- 7 ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (40 INCHES FIELD VERIFY)
- 8 CONTRACTOR SHALL COORDINATE WITH MECHANICAL ELECTRICAL AND ARCHITECTURAL PRIOR TO POURING CONCRETE. PROVIDE SLEEVES BLOCKOUTS ETC AS REQUIRED FOR PROJECT
- 9 PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS AND CONTROL JOINTS AS REQUIRED VERIFY LOCATIONS WITH ARCHITECT
- 10 DEPRESS SLAB 2" AS REQUIRED IN AREAS OF CERAMIC TILE, AND 5/8" OR AS REQUIRED FOR SPECIAL ENTRY MATTS ETC (VERIFY WITH ARCHITECT)
- 13 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS HOLDOWN ANCHORS OR STRAPS ETC INSTALL PER MANUFACTURER
- 14 CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED
- 15 BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS ARE IN PLACE
- 16 TO MINIMIZE CRACKING OF SLABS USE #4 BARS AT 18" O C EACH WAY 1" CLEAR FROM TOP OR EQUIVALENT WELDED WIRE MESH VERIFY WITH OWNER



LOWER LEVEL FLOOR PLAN

SCALE

3055 SQ FT

1/4" = 1'-0"

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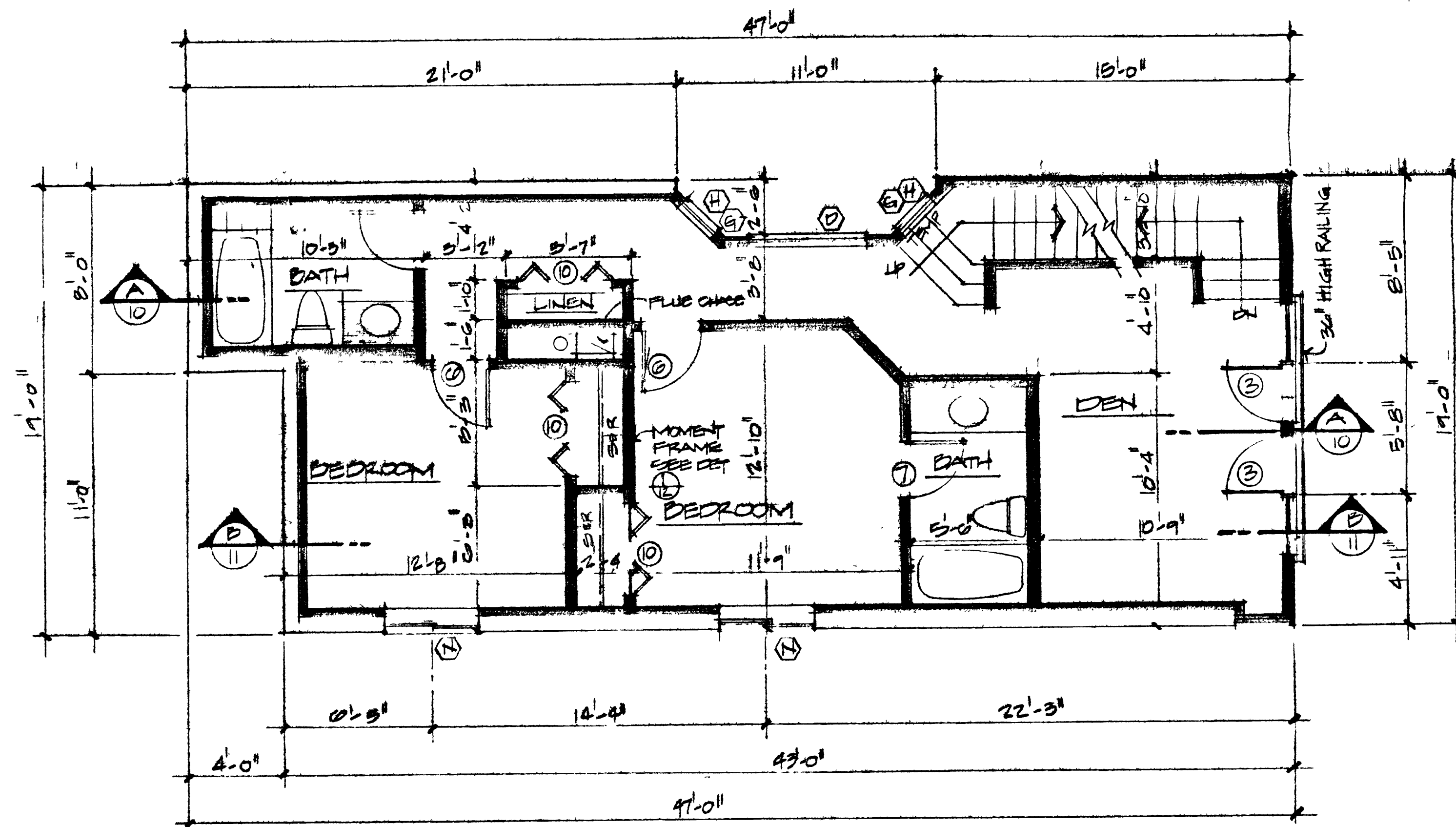
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SHEET

3



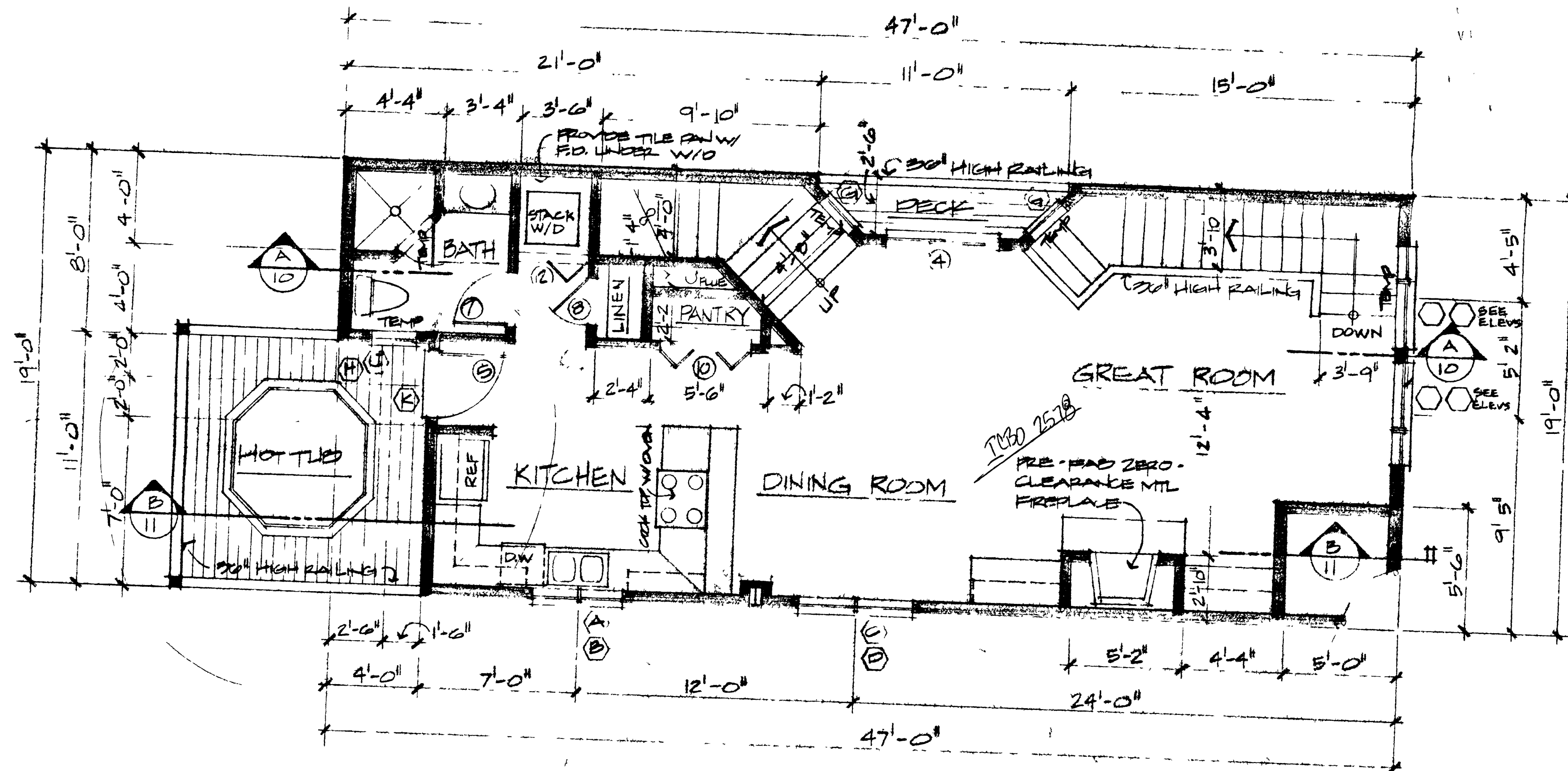
MID-LEVEL FLOOR PLAN
 SCALE 1/4" = 1'-0"
 005 B 92 FT.

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GENERAL NOTES

- 1 THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE 2507 (d).
- 2 MINIMUM 18" CLEARANCE FOR WOOD JOIST GRIDDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD OR FOUNDATION REDWOOD IS USED THROUGHOUT FLOOR SYSTEM 2516 (c).
- 3 UNDER-FLOOR VENTILATION MINIMUM 1 SQ. FOOT FOR EACH 150 SQ. FEET OF UNDER-FLOOR AREA VENTS TO BE ARRANGED TO PROVIDE CROSS VENTILATION ON AT LEAST TWO OPPOSING SIDES THEY SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH 1/4" IN DIMENSION 2516 (c).
- 4 BEDROOM WINDOW SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" 1204 AND 1205.
- 5 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD 2516 (c) THIS INCLUDES LEDGERS AND STUD WALLS.
- 6 ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS 3205 (c) 1/50 OF SPACE VENTILATED FOR GABLE VENTS 1/300 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
- 7 PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. INCH PER BTU'S COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATED WITH THE OUTDOORS COMBUSTION AIR DUCTS SHALL HAVE AN EXTERIOR COVER OF 1/4" SCREEN CHAPTER 6-UMC TWO SEPARATE COMBUSTION AIR DUCTS SHALL BE PROVIDED ONE OF THE REQUIRED DUCTS IS TO TERMINATE IN UPPER 12" OF THE ROOM 1/4 PER 1000 BTU THE OTHER IS TO TERMINATE WITHIN 12" OF FLOOR 1/4 1000 BTU.
- 8 GAS LOGS SHALL BE PROVIDED WITH A SHUT-OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 4' OF THE APPLIANCE UMC 2214 (j) NO GAS LIGHTERS OR GAS LOGS ARE ALLOWED IN ANY SLEEPING AREAS IF GAS LOGS ARE USED FLUE DAMPERS ARE TO BE REMOVED IF LOG LIGHTERS ARE USED FLUE MUST BE PERMANENTLY BLOCKED OPEN.
- 9 VENT DRYER TO THE OUTSIDE MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
- 10 LIGHTS IN CLOSETS TO MEET N.E.C. 410-8.
- 11 ELECTRICAL PANELS TO COMPLY WITH 110-16 N.E.C. 30" CLEARANCE MIN. WIDTH AND 6" FLOOR TO HEAD ROOM.
- 12 KEEP GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE.

- 13 INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS CRAWL SPACES ATTICS GARAGES ETC.
- 14 WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH.
- 15 SHOWER HEADS TO HAVE A FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS.
- 16 HOSE BIBBS TO BE NON-FREEZE BACK FLOW PREVENTER TYPE.
- 17 PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS FOR EXCEPTIONS SEE UNIFORM MECHANICAL CODE SEC 1901 (b) SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT U.M.C. 1901 (b).
- 18 SMOKE DETECTOR TO CONFORM TO SEC 1210 ALL DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACKUP.
- 19 PROVIDE EXPANSION TANK ON CULINARY WATER SYSTEM.
- 20 SHOWER FINISHED HEIGHT TO BE NOT LESS THAN 70' ABOVE DRAIN INLET TO BE NON-ABSORBENT MATERIAL.
- 21 ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 2" PIPE.
- 22 SPECIAL INSPECTION IS REQUIRED FOR FIELD WELDING HIGH STRENGTH BOLTING, STRUCTURAL MASONRY, CONCRETE W/ STRUCTURAL DESIGN GREATER THAN 2500 PSI, ECT.
- 23 FREEBLOCK STUD SPACES, FLOOR & CEILING JOIST LINES, AT 10' 0" VERTICALLY & HORIZONTALLY AND AT OPENINGS BETWEEN ATTIC SPACE AND CHIMNEY CHASES FOR FACTORY BUILT CHIMINEYS AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES 2816 (F).
- 24 5/8" TYPE X' GYP BD IS REQUIRED AROUND ALL BEAMS & COLUMNS SUPPORTING GARAGE.



MAIN LEVEL FLOOR PLAN

SCALE

BUILDING TOTAL • 1075 SQ. FT.

8015 SQ. FT.

1/4" = 1'-0"

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SHEET



GARAGE - 284 SQ FT

6B 6A FT.

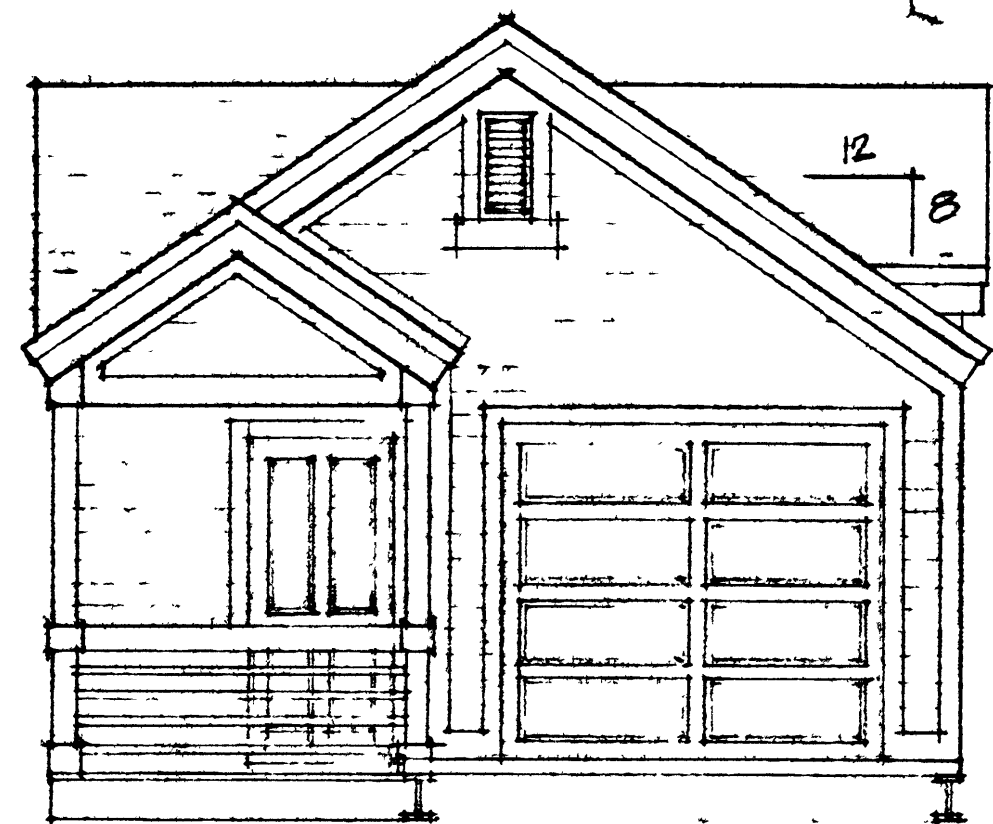
$$1/4'' = \overline{1-0}''$$

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4474 SQUEL "C" AND CORSE SALT LAKE CITY UTAH 84124 (804) 277 4133



FRONT ELEVATION (option "b")

SCALE

1/4" = 1'-0"

DETAIL

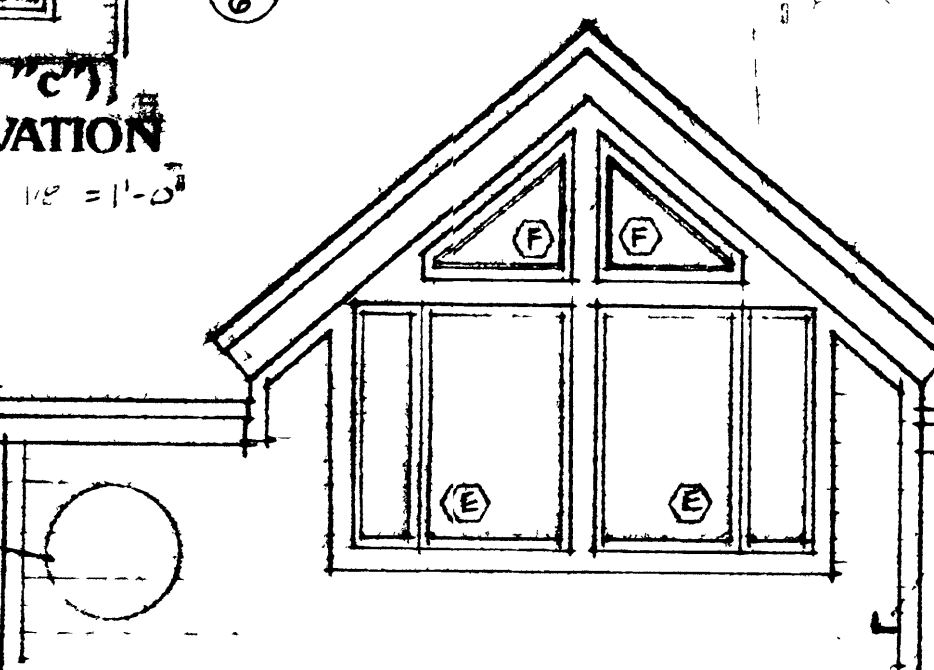
SCALE

5" = 1'-0"

6 inch
DROP LAP
ROUGH SAW
CEDAR SIDING

(option "c")
REAR ELEVATION

SCALE

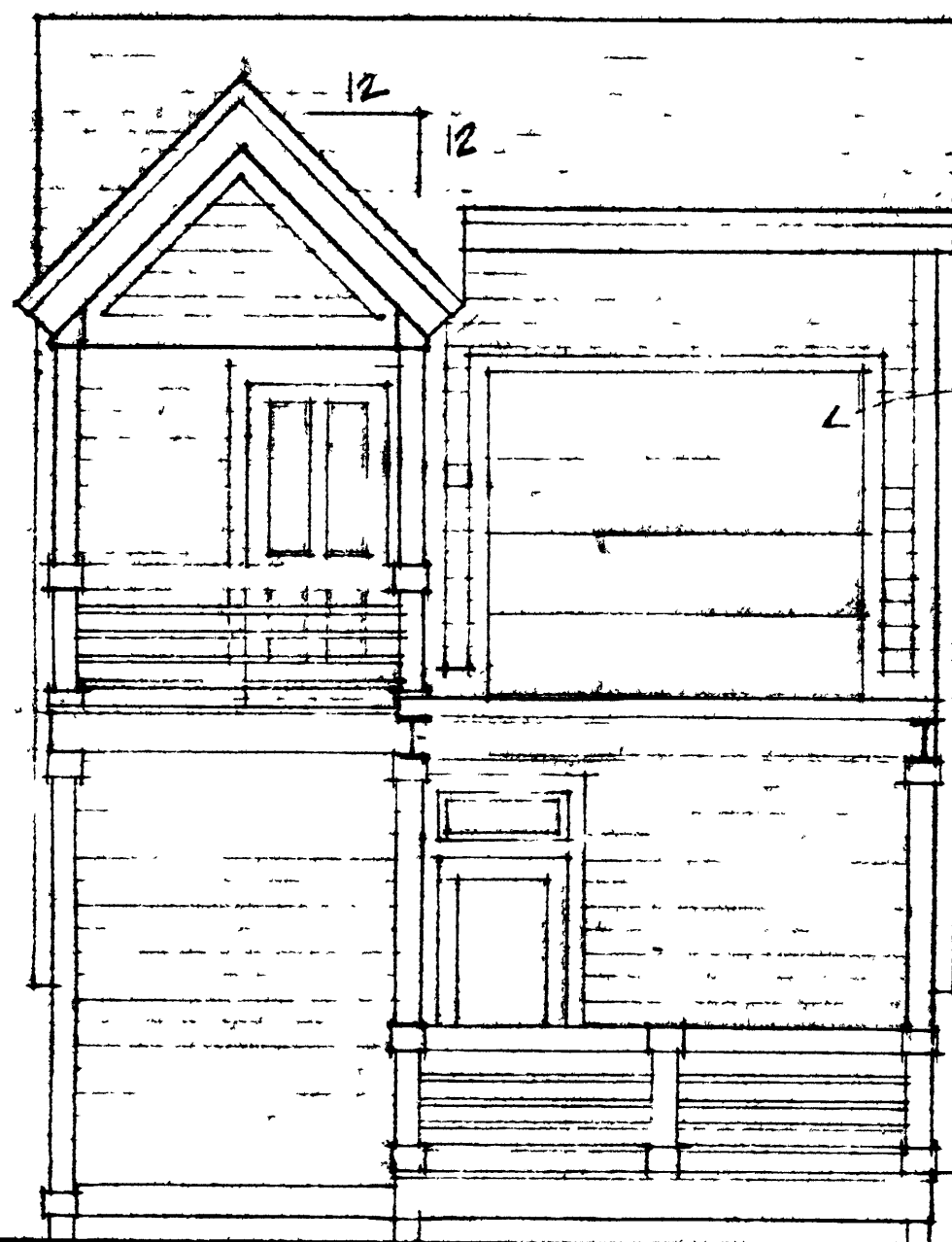


6 inch
DROP LAP
ROUGH SAW
CEDAR SIDING

REAR ELEVATION (option "b")

SCALE

1/4" = 1'-0"



FRONT ELEVATION (option "A")

SCALE

1/4" = 1'-0"

DETAIL

SCALE

5" = 1'-0"

6 inch
BEVEL LAP
ROUGH SAW
CEDAR SIDING

UPPER LEVEL

UNIT 1 7018'-6"
UNIT 2 7024'-6"

TEXTURE & COLOR
OF GARAGE DOOR
TO MATCH SIDING

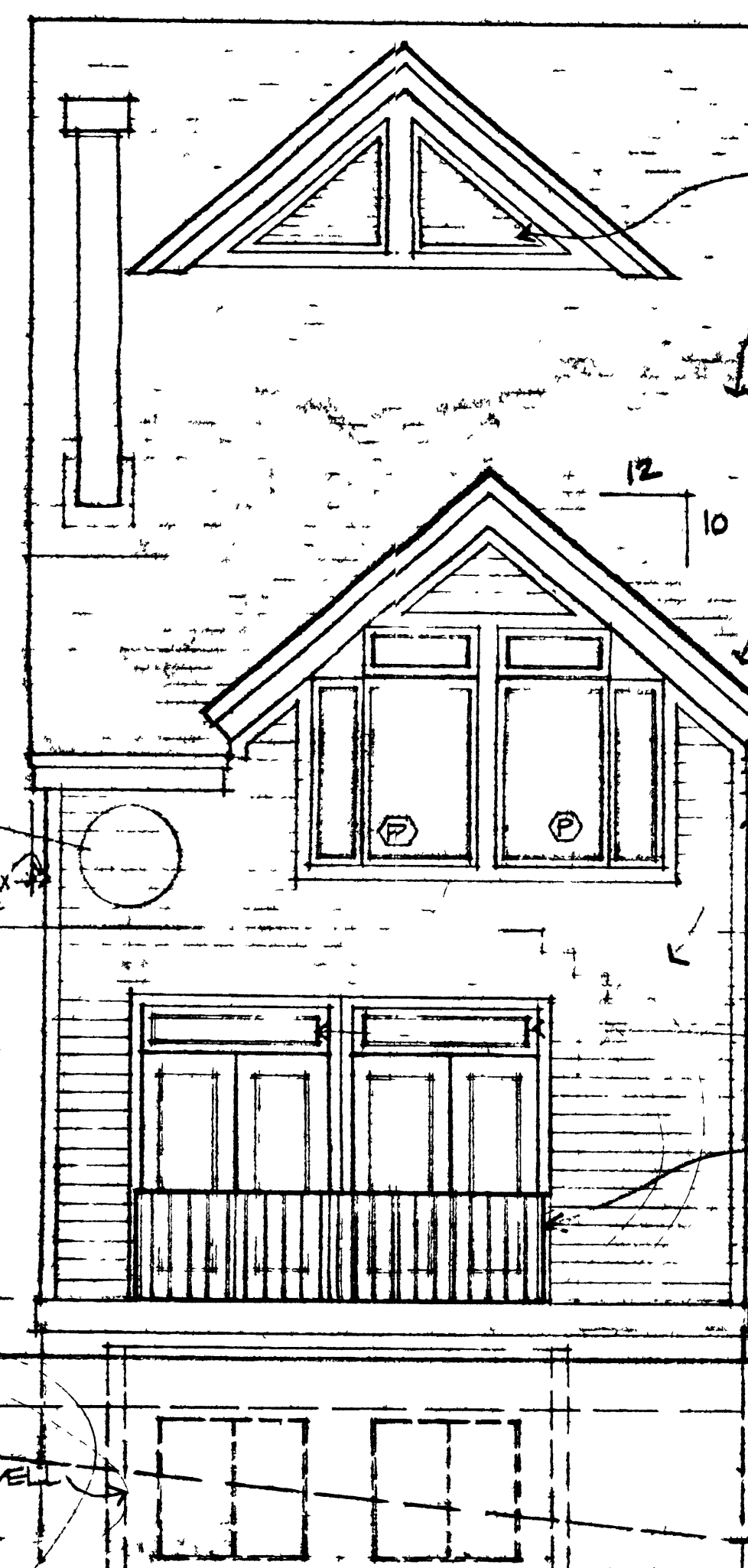
MAIN LEVEL

UNIT 1 7011'-2"
UNIT 2 7014'-2"

MID LEVEL

UNIT 1 7000'-11"
UNIT 2 7003'-11"

LOWER LEVEL UNIT 1 6990'-8"
UNIT 2 6992'-8"



REAR ELEVATION (option "A")

SCALE

1/4" = 1'-0"

LOWERED
SCREENED
ATTIC VENTS

"ARCHITECTURAL"
GRADE
COMPOSITION
STAIN-LESS

Steel used
beam metal
roof

BUILT-UP
ROUGH SAW
CEDAR FASCIA

4" MAX EAVE

BEVEL LAP
ROUGH SAW
CEDAR SIDING

FEB 20 1996
TRANSOM WINDOWS SHOWN
MID-LEVEL ARE RAISED
ON OPTION A ONLY

36" HIGH RAILING
(TYPICAL)

FIN. GRADE

UNIT 1 EXIST GRADE

UNIT 2 EXIST GRADE

PROVIDE LADDER
IN WINDOW WELL

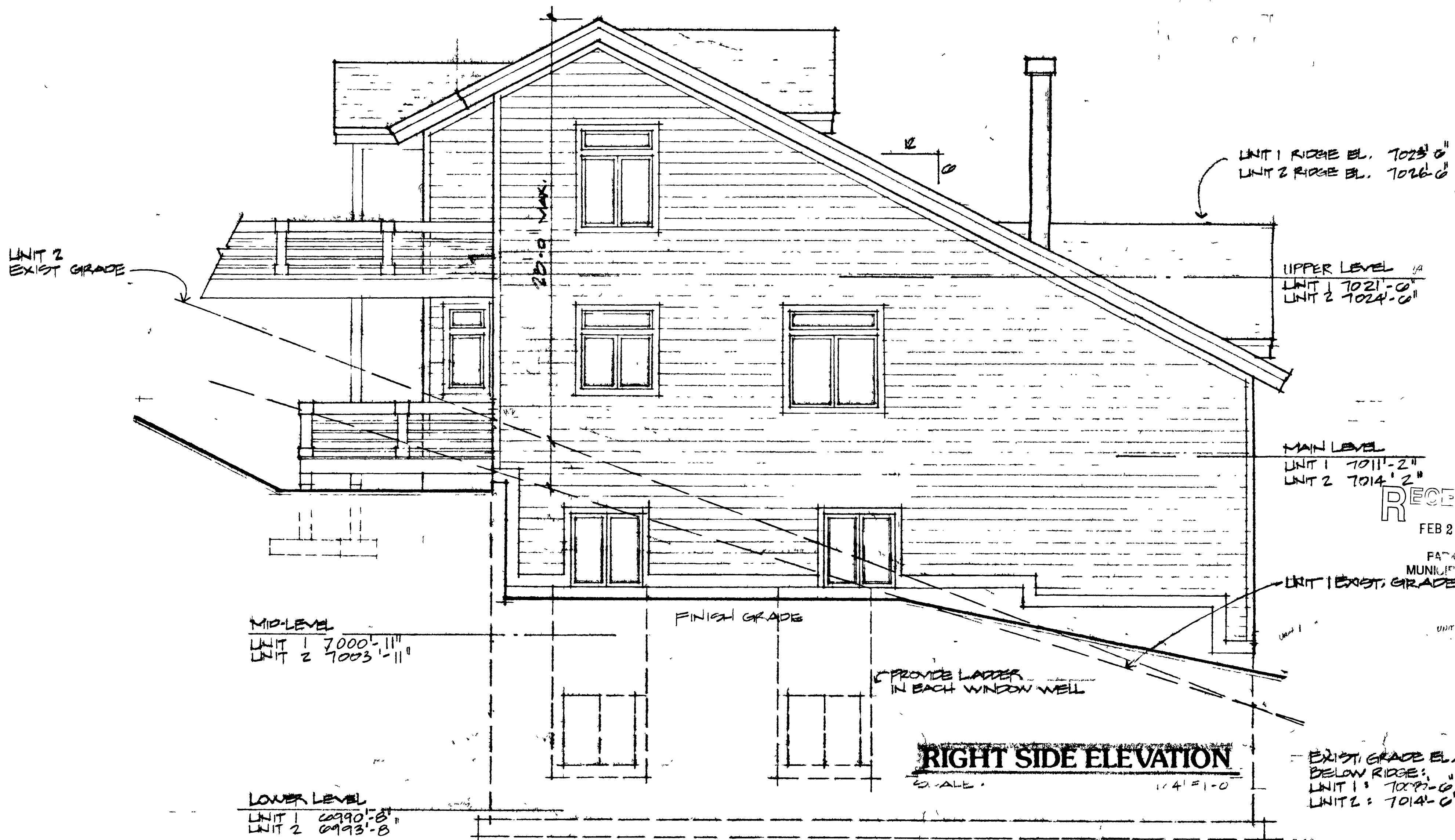
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6

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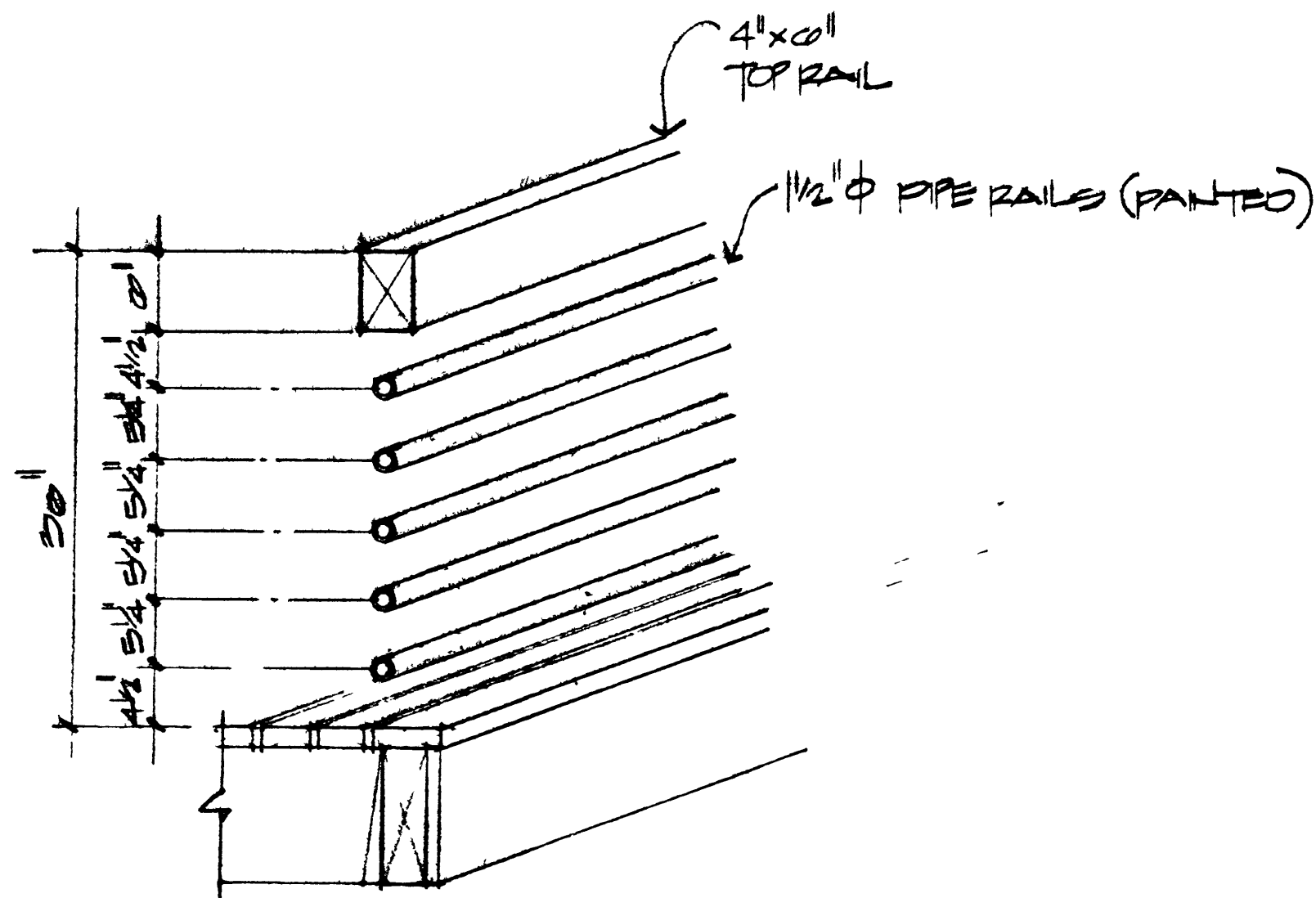
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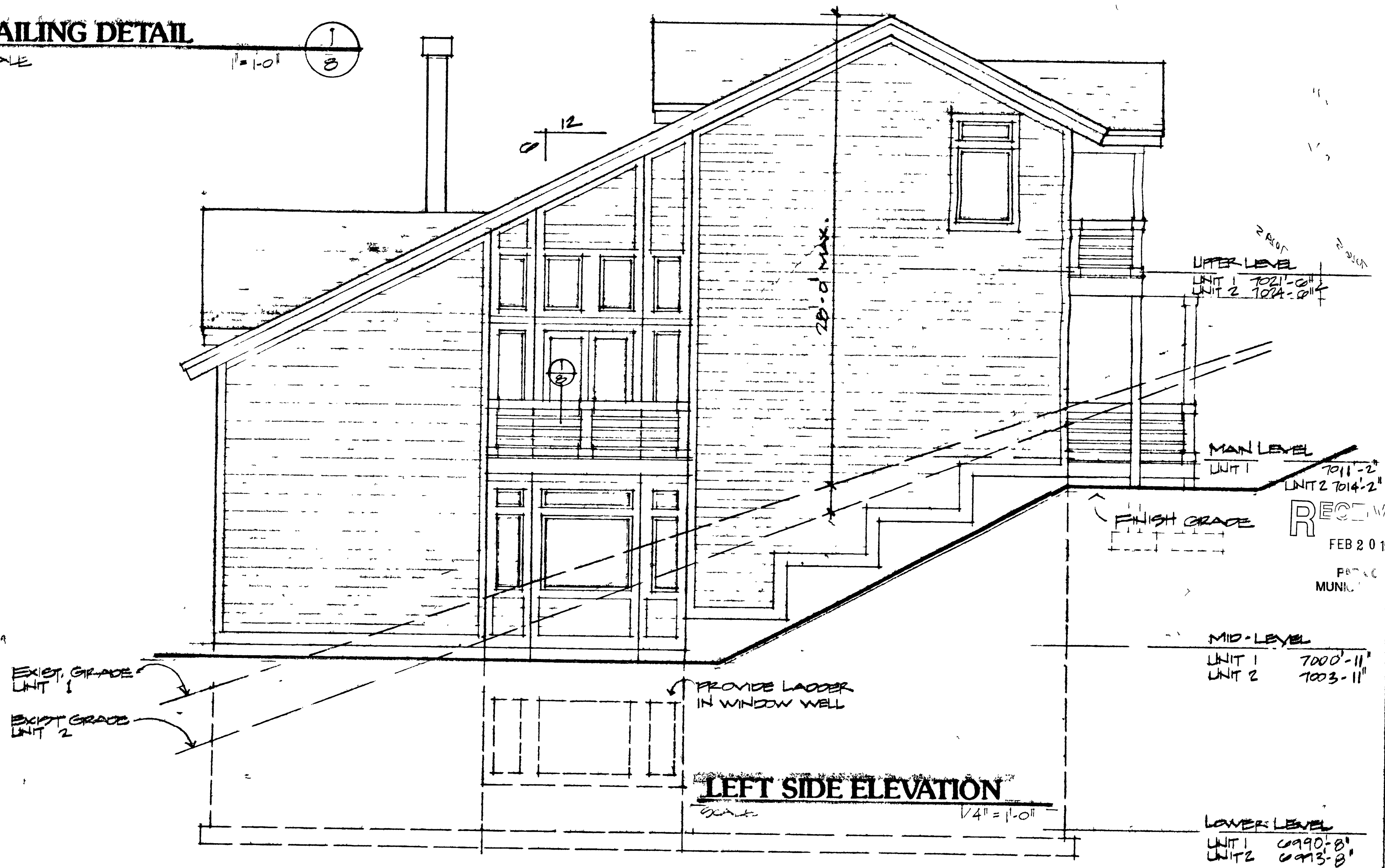
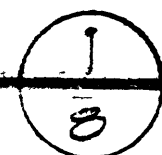
SHEET 7



RAILING DETAIL

SCALE

1" = 1'-0"



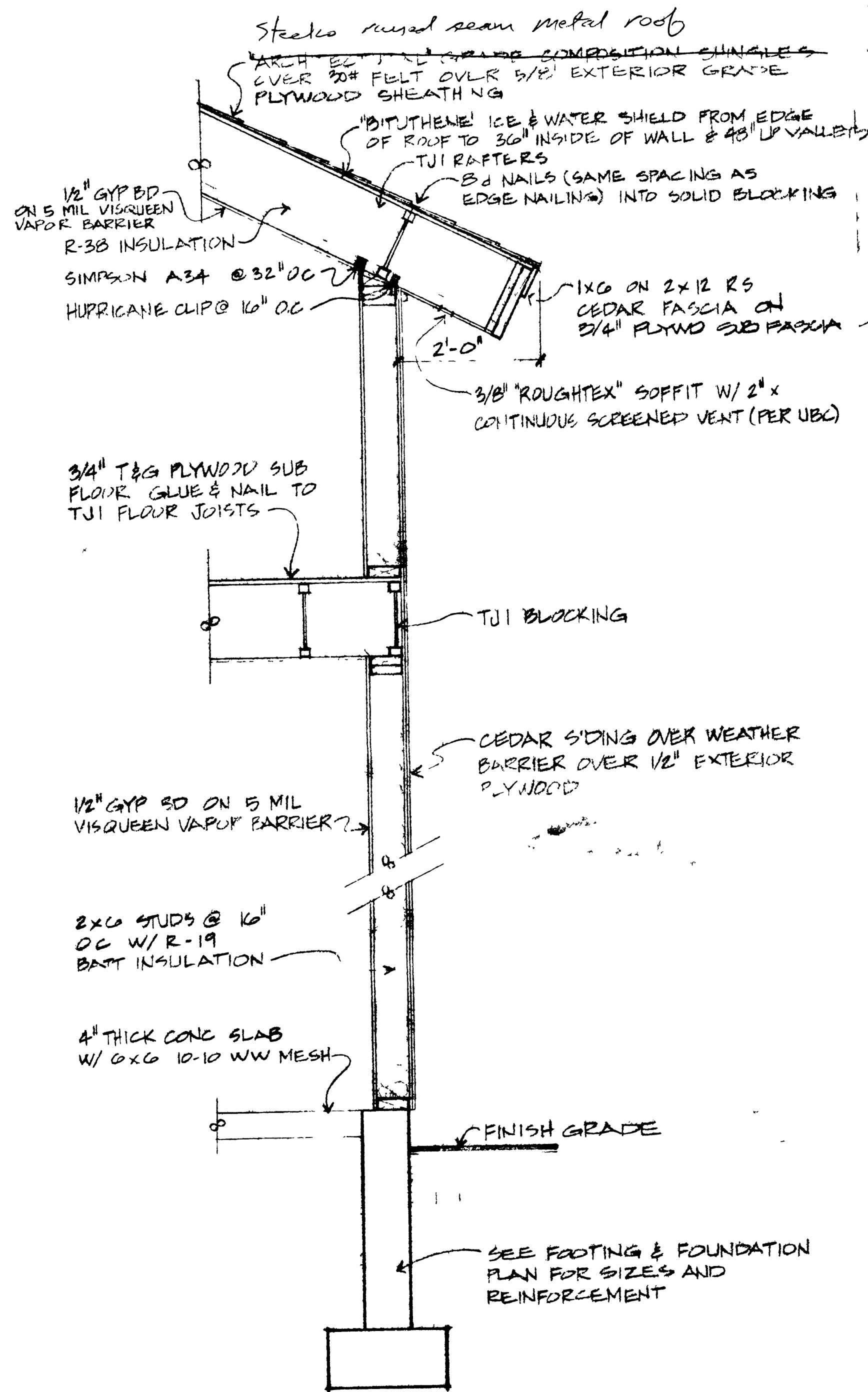
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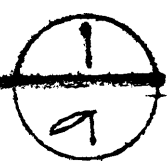
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TYPICAL WALL SECTION

SCALE

3/4\" = 1'-0"



DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
1)	2'-0"	6'-8"	WOOD	PAINTED	2. MIN R VALUE REQUIRED
2)	2'-0"	6'-8"	"	"	"
3)	5'-0"	6'-8"	WALL/GARAGE	PAINTED	TEMP/DUR 2'-0" W/ 2'-0" AT REAR ELEV OPTION A ONLY
4)	5'-0"	6'-8"	"	"	"
5)	2'-8"	6'-8"	"	"	"
6)	2'-8"	6'-8"	WOOD	PAINTED	1. MIN R VALUE REQUIRED
7)	2'-4"	6'-8"	"	"	"
8)	2'-0"	6'-8"	"	"	"
9)	2'-0"	6'-8"	"	"	20min w Self Closing height 2'-0" 3' 0"
10)	4'-0"	6'-8"	"	"	"
11)	4'-0"	6'-8"	"	"	"
12)	2'-0"	6'-8"	"	"	"
13)	3'-0"	7'-0"	"	"	NEPTUNE CRAFT 12

WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	LOCATION	FRAME	GLAZING	REMARKS
A)	4'-0"	2'-0"		WOOD	INSULATED	2. MIN R VALUE
B)	4'-0"	1'-0"				FIXED
C)	5'-0"	4'-0"				DBL CMT
D)	5'-0"	1'-0"				FIXED
E)	4'-0"	5'-0"				DBL CMT (1/4\"/>

NOTES 1-PR V DE FR LK FLASHING & 2-0\"/>

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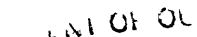
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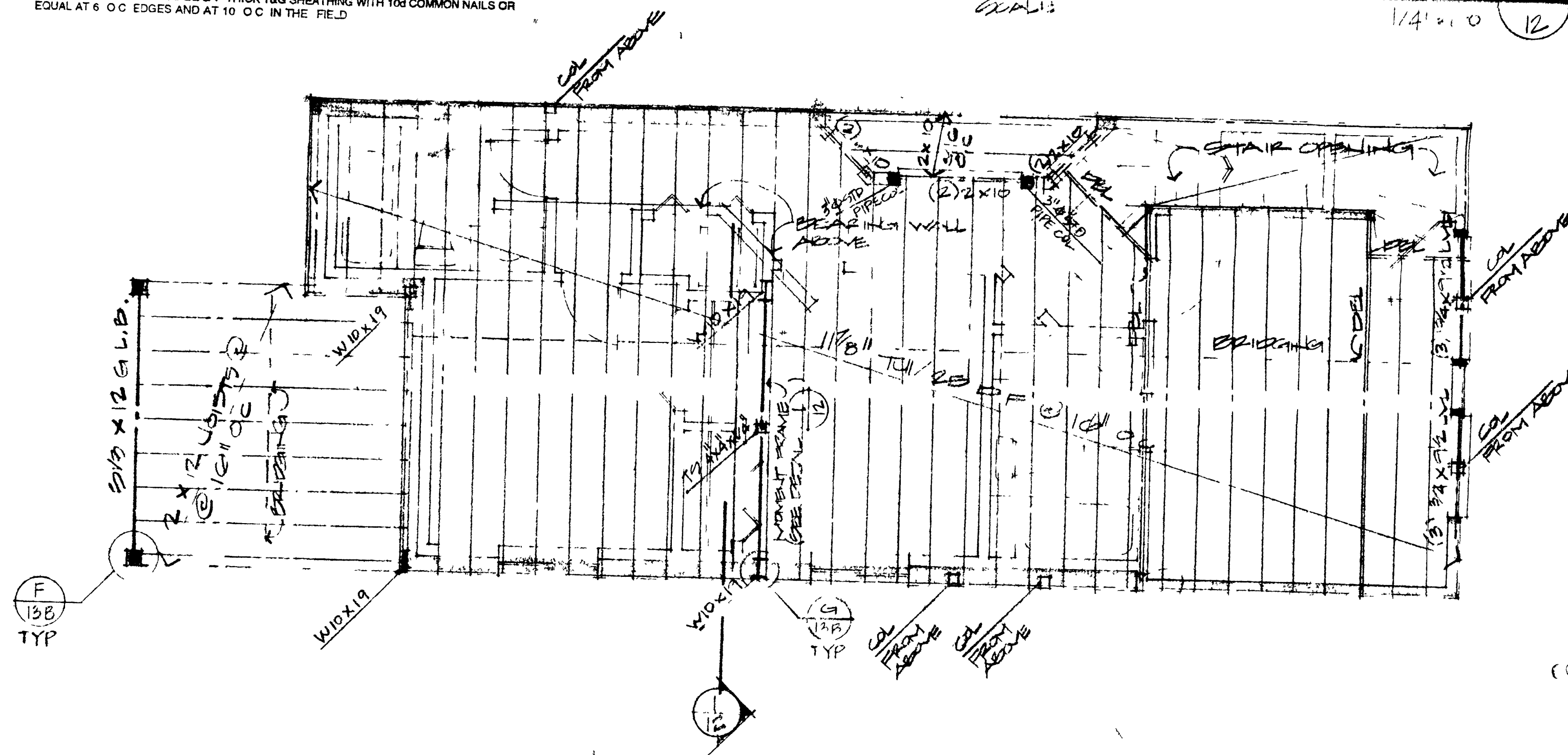


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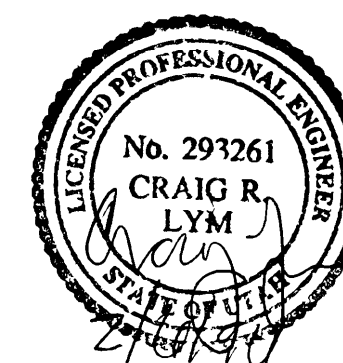
SEE FOOTING & PLAN FOR SIZES & REIN

SHEET 11

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION
- 3 ALL JOISTS RAFTERS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO 2 OR EQUAL IF TJIS OR EQUAL ARE USED THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS ALSO PROVIDE BRIDGING AT 8' O C FOR FLOOR JOISTS
- 4 ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS OR 16d TOENAILS AT 4' O C ROOF JOISTS TO HAVE HURRICANE CLIPS AT 48' O C MIN OPTION USE SIMPSON H 1 HURRICANE CLIPS AT 24' O C AND OMIT A34
- 5 GLULAM BEAMS SHALL BE 24F V4 DF/DF OR EQUAL FOR SIMPLE SPANS AND 24F-V8 DF/DF OR EQUAL FOR CONTINUOUS SPANS
- 6 ALL STRUCTURAL STEEL SHALL BE A36 PROPERLY PRIMED AND PAINTED
- 7 ALL CONCRETE SHALL HAVE A MIN COMPRESSIVE STRENGTH OF 2,500 PSI CONCRETE WHICH IS SUSPENDED OR USED IN A RETAINING WALL SHALL HAVE A MIN COMPRESSIVE STRENGTH OF 4,000 PSI REINFORCING STEEL SHALL BE GRADE 60 AND SHALL BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE
- 8 ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD
- 9 THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES OR JOISTS (PROPERLY INSTALLED) AT ALL STICK FRAME AREAS UNLESS SUPPORTED BY BEAMS
- 10 PREFABRICATED AND ENGINEERED TRUSSES CAN BE USED FOR THE ROOF AND/OR THE FLOORS INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER 91 UNIFORM BUILDING CODE INCLUDING UNBALANCED SNOW LOADS SNOW DRIFTING SNOW BUILD UPS IN VALLEYS AND EAVES ETC
- 11 ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT
- 12 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" THICK 2-M W SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6' O C EDGES AND AT 12' O C IN THE FIELD BLOCKED UNLESS NOTED OTHERWISE
- 13 ALL ROOF SHEATHING SHALL BE 5/8" SHEATHING OR EQUAL WITH 16d COMMON NAILS AT 6' O C EDGES AND AT 12' O C IN THE FIELD UNLESS NOTED PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONT MEMBER EXISTS
- 14 ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING WITH 16d COMMON NAILS OR EQUAL AT 6' O C EDGES AND AT 10' O C IN THE FIELD



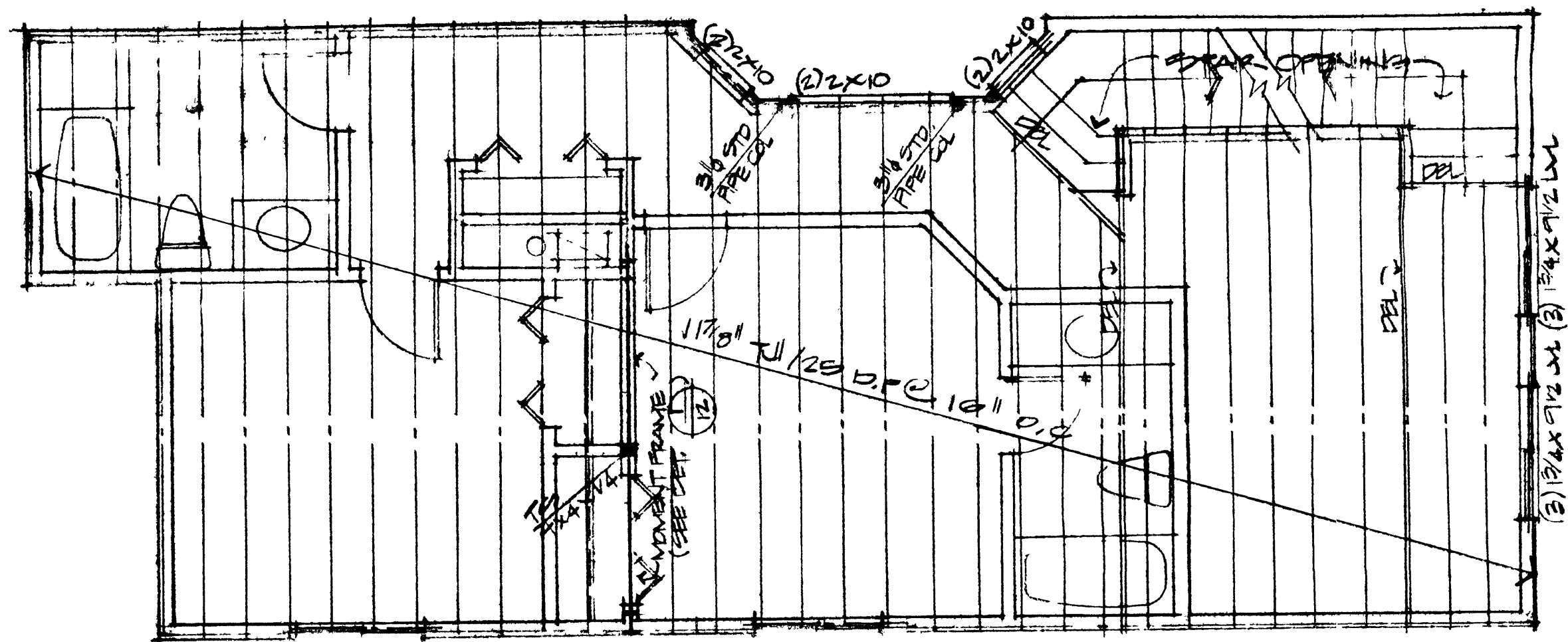
MID-LEVEL FLOOR FRAMING PLAN



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HIGHLAND GROUP

44771 SOUTH HIGHLAND DRIVE SALT LAKE CITY UTAH 84124 (801) 277 4132



MAIN LEVEL FLOOR FRAMING PLAN

SCALE

1/4" = 1'-0"



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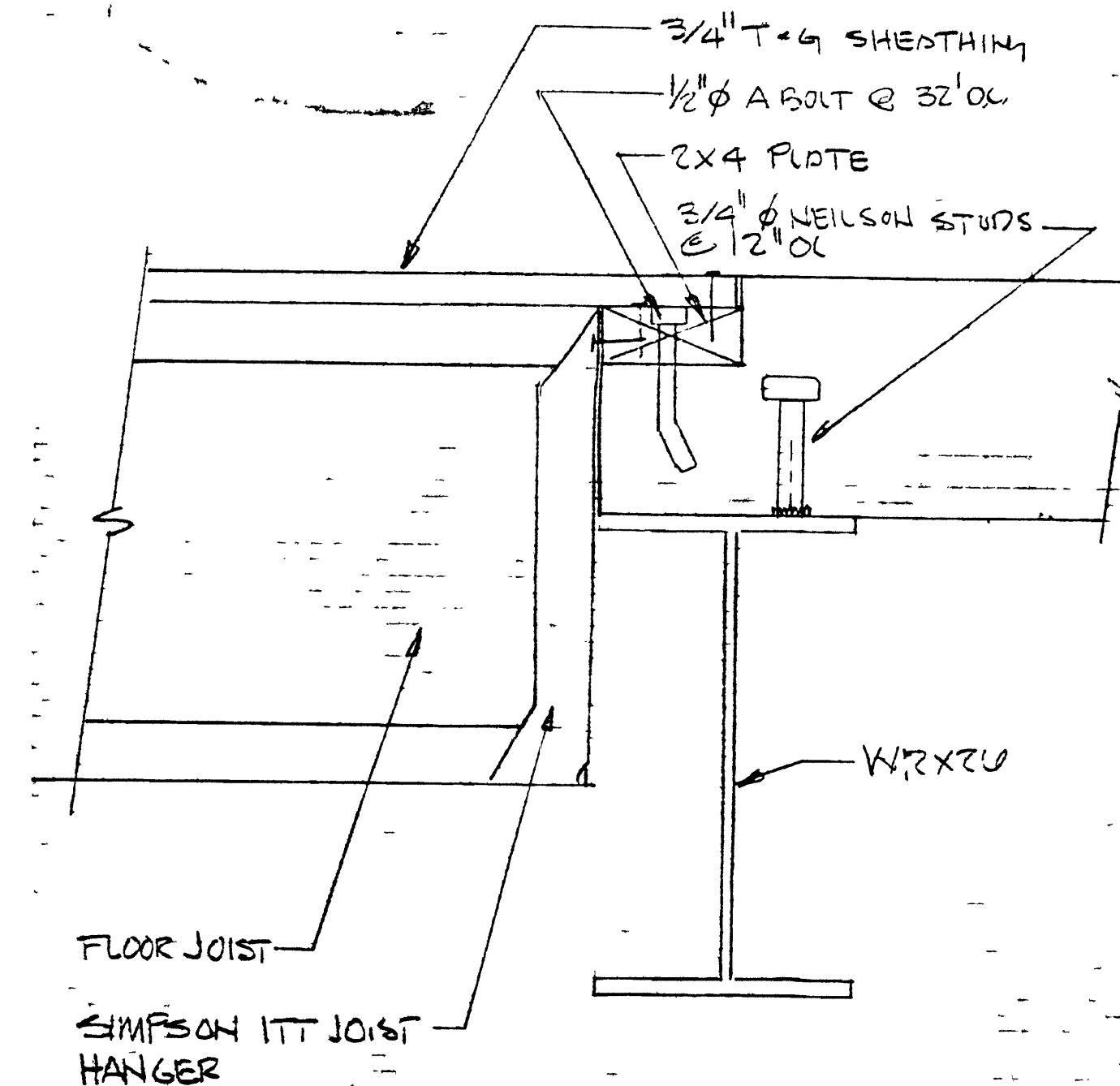
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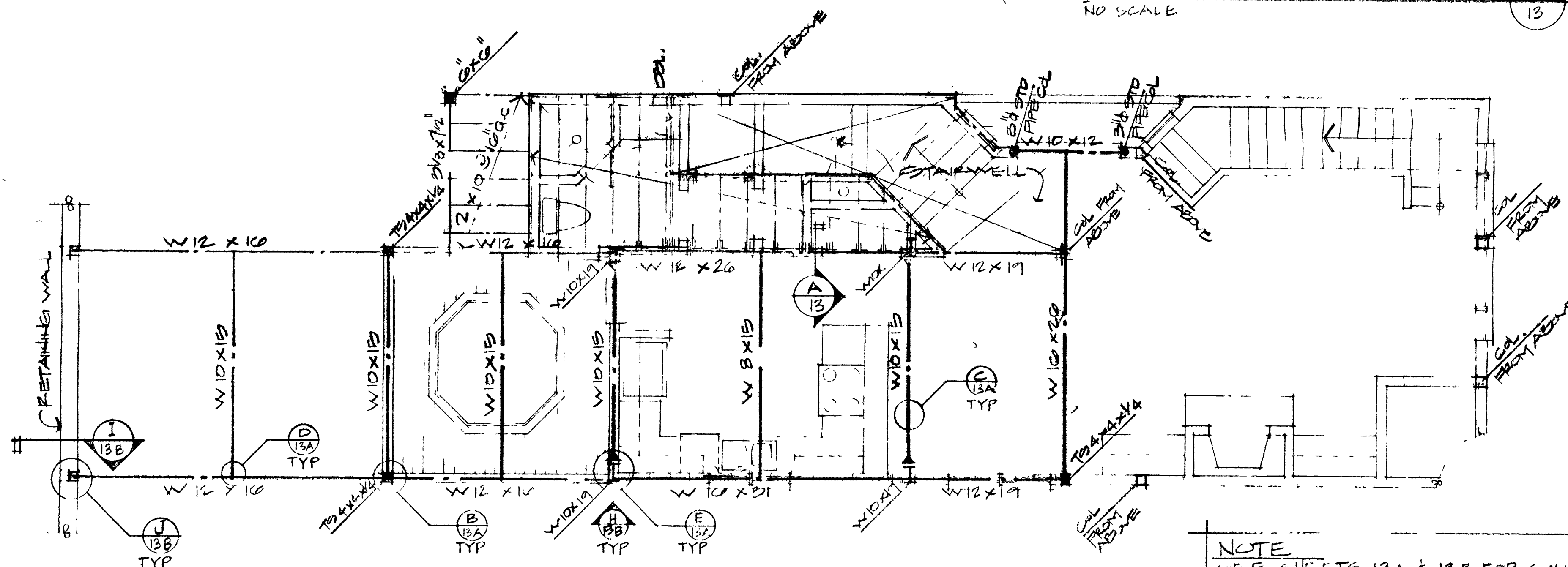
GENERAL STEEL FRAMING NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND LOCAL ORDINANCES
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION
- 4 ALL STRUCTURAL STEEL BEAMS AND PLATES ETC SHALL BE A36 STEEL
- 5 ALL STRUCTURAL STEEL SHALL BE PROPERLY PRIMED AND PAINTED SEE OWNER FOR COLOR
- 6 ALL TUBULAR COLUMNS TO BE MANUFACTURED TO $F_y = 46$ KSI UNDER ASTM A500 GRADE B
- 7 ALL BOLTS FOR STEEL TO STEEL CONNECTIONS TO BE $3/4"$ DIA A325-N HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE
- 8 ALL WELDS TO BE E70XX ELECTRODES BY CERTIFIED WELDER
- 9 ALL WELDS AND BOLTING MUST MEET APPROVAL OF SPECIAL INSPECTOR AS REQUIRED BY BUILDING OFFICIAL
- 10 ALL STEEL BEAMS SHALL HAVE WEB STIFFENERS EACH SIDE OF WEB AT BEARING ENDS STIFFENER TO BE SAME THICKNESS AS WEB OF BEAM TYPICAL
- 11 SEE ARCHITECT FOR ALL BEARING ELEVATIONS
- 12 ANY BEARING PLATES NOT DETAILED SHALL BE SAME THICKNESS AS FLANGE OF BEAM BEING SUPPORTED WIDTH SHALL BE 4" WIDER THAN SUPPORTED MEMBER AND DEPTH SHALL BE 6" MIN BEARING PLATES TO HAVE (2) $3/4"$ DIA NELSON STUDS (MIN OR EQUAL)



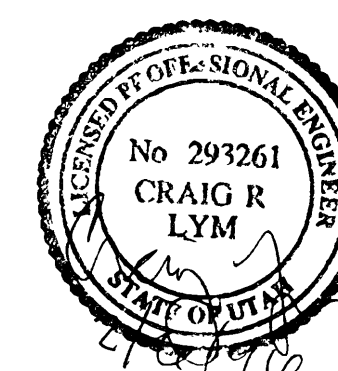
DETAIL
NO SCALE

A
13



NOTE
SEE SHEETS 13A & 13B FOR CONNECTION
DETAILS OF STEEL MEMBERS

UPPER LEVEL FLOOR FRAMING PLAN



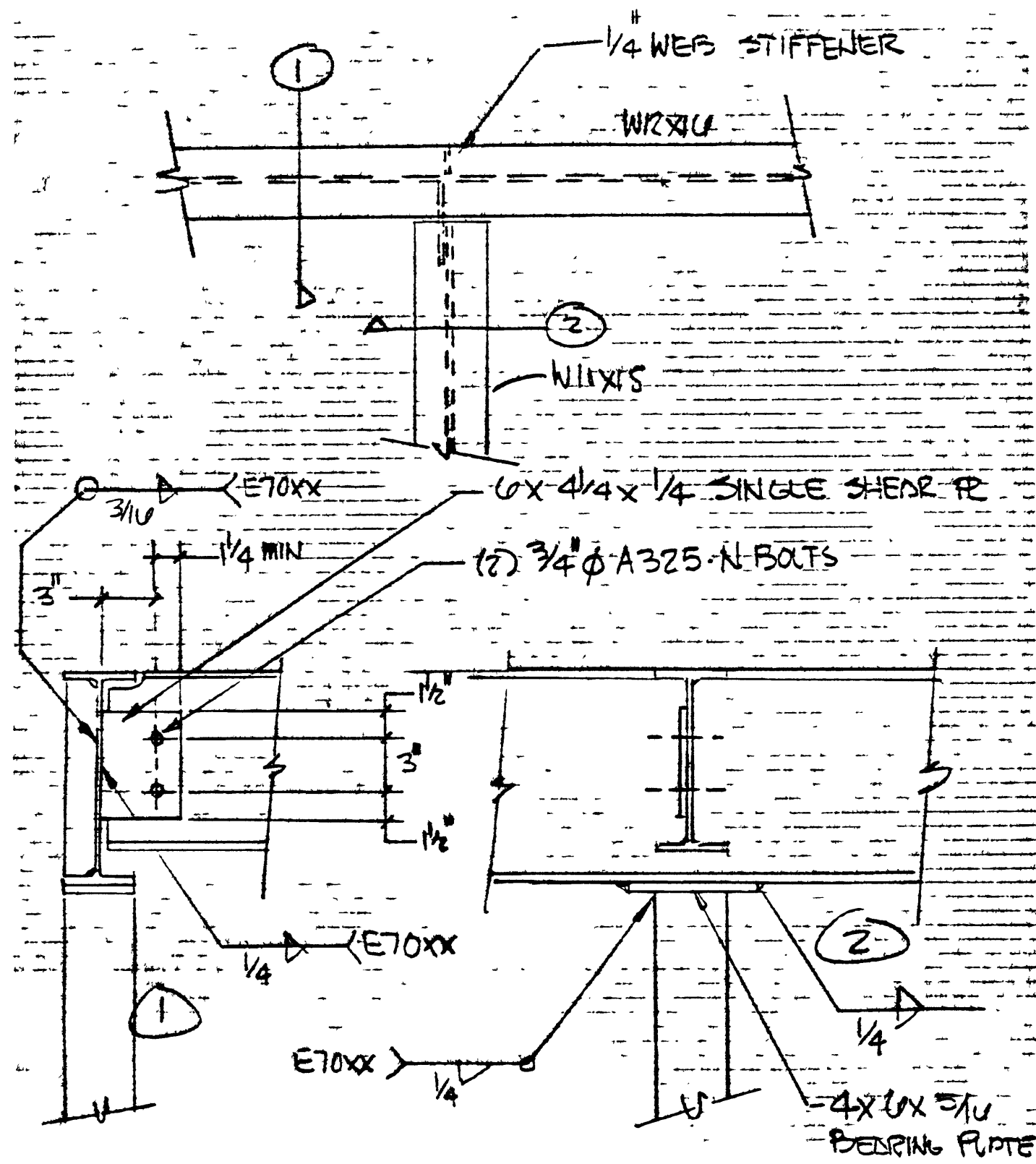
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PROJECT NO
DATE
REV

HIGHLAND GROUP

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

SHEET

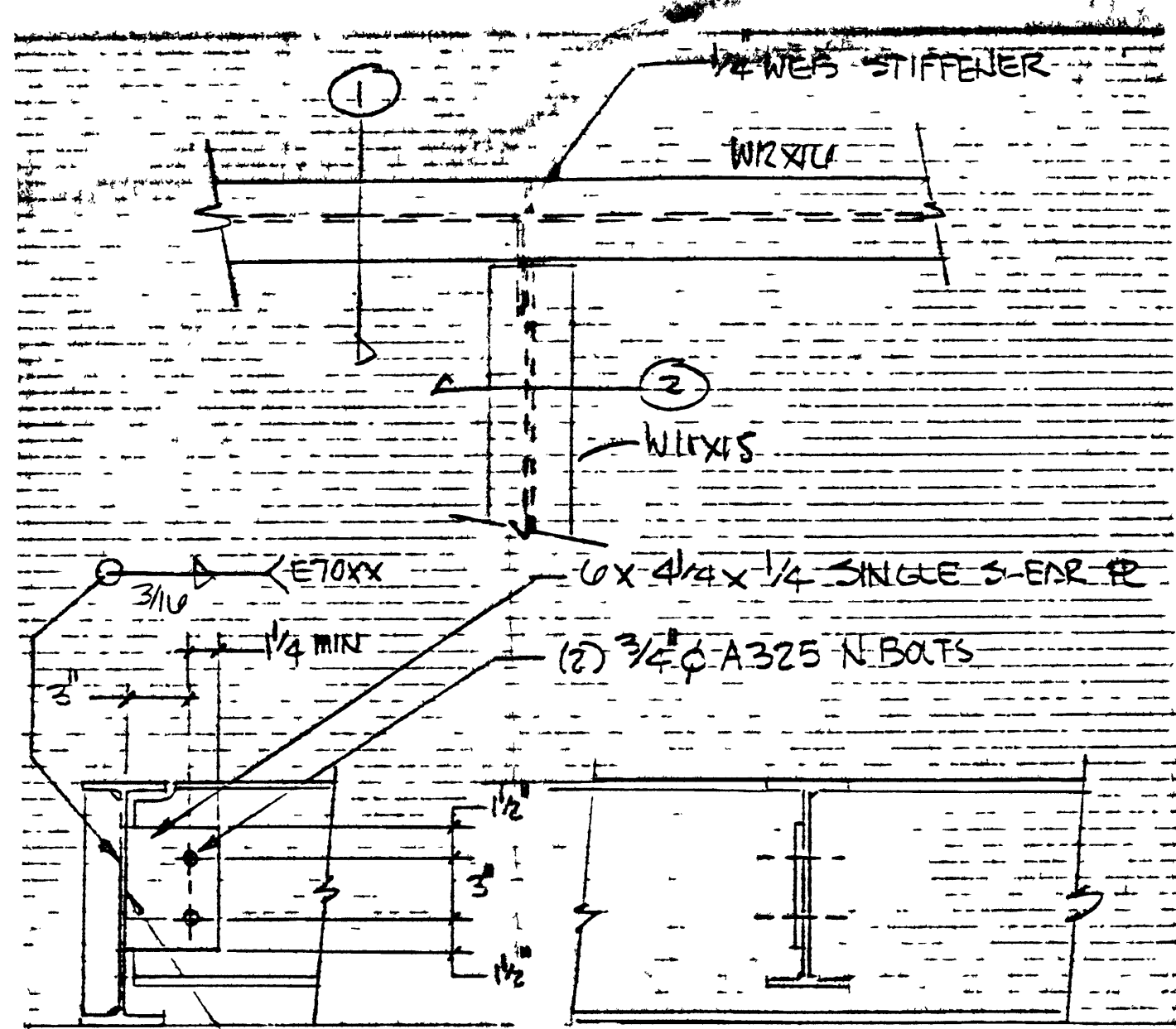
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DETAIL

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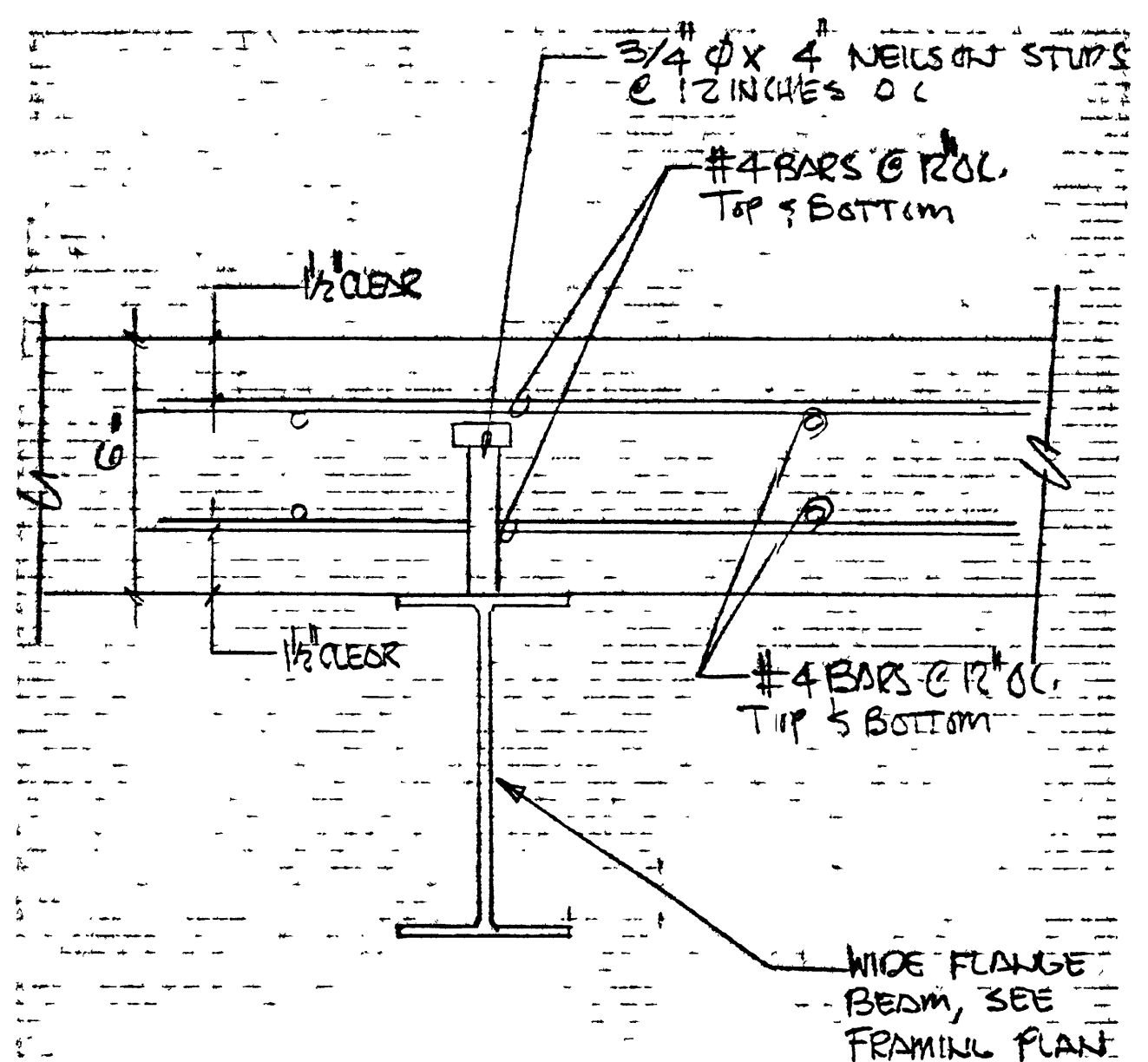
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13A



DETAIL

NO SCALE

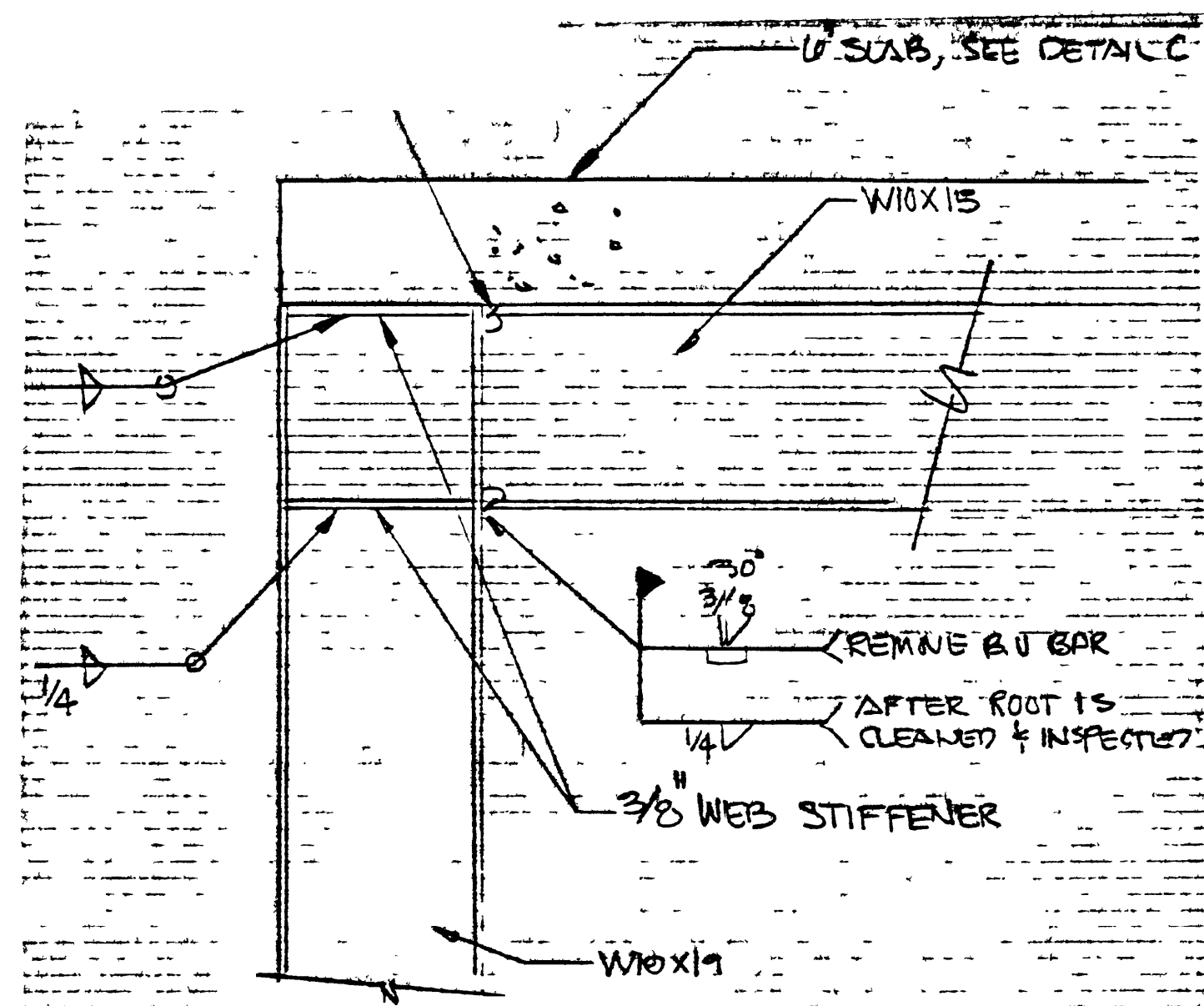
D
13A



DETAIL

NO SCALE

C
13A

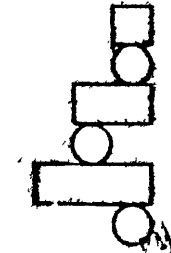


DETAIL

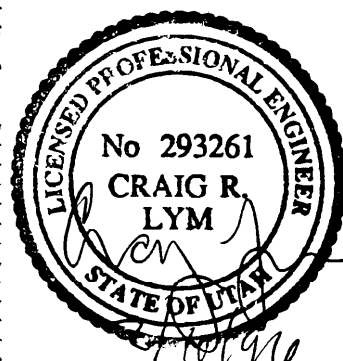
NO SCALE

E
13A

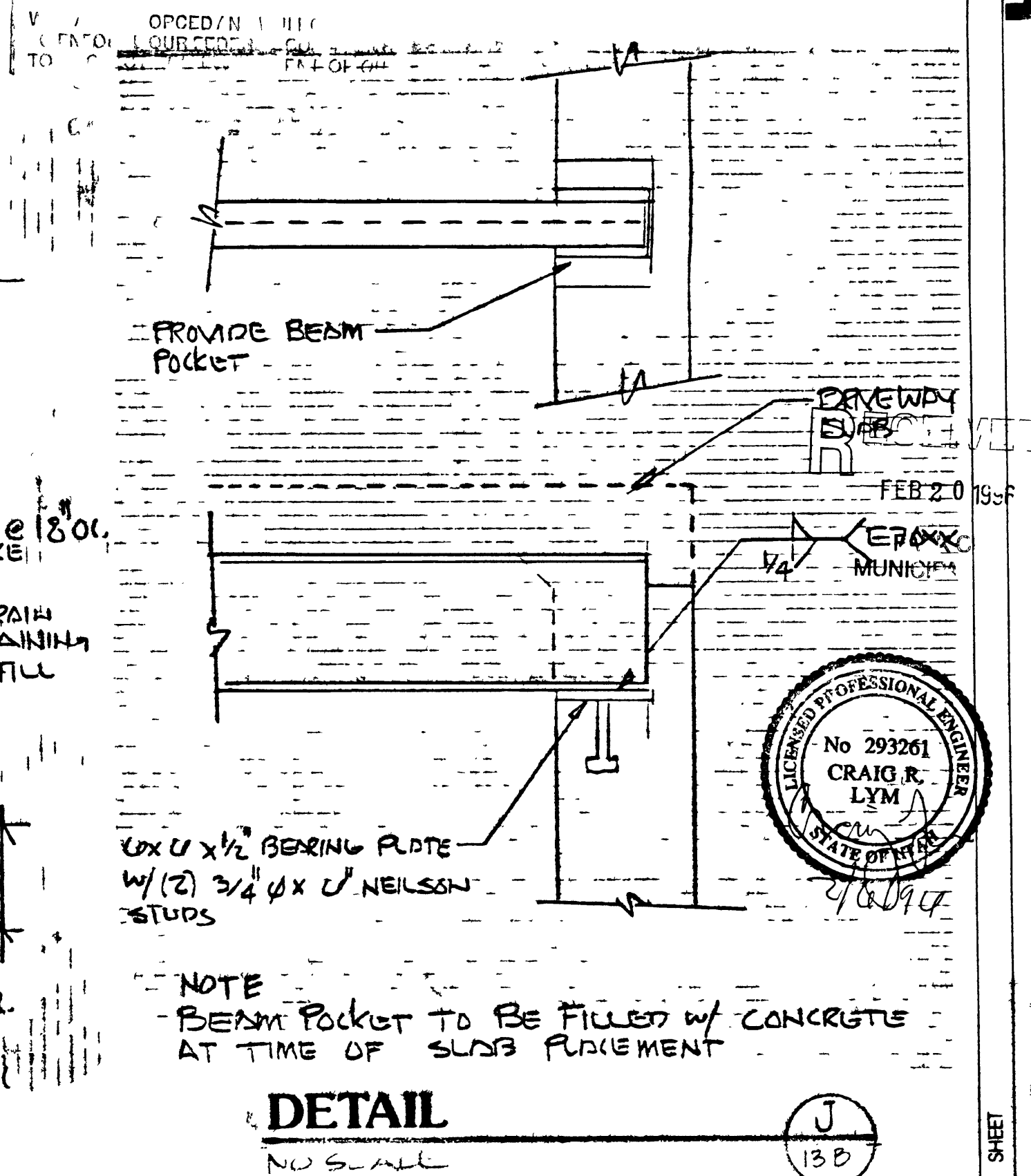
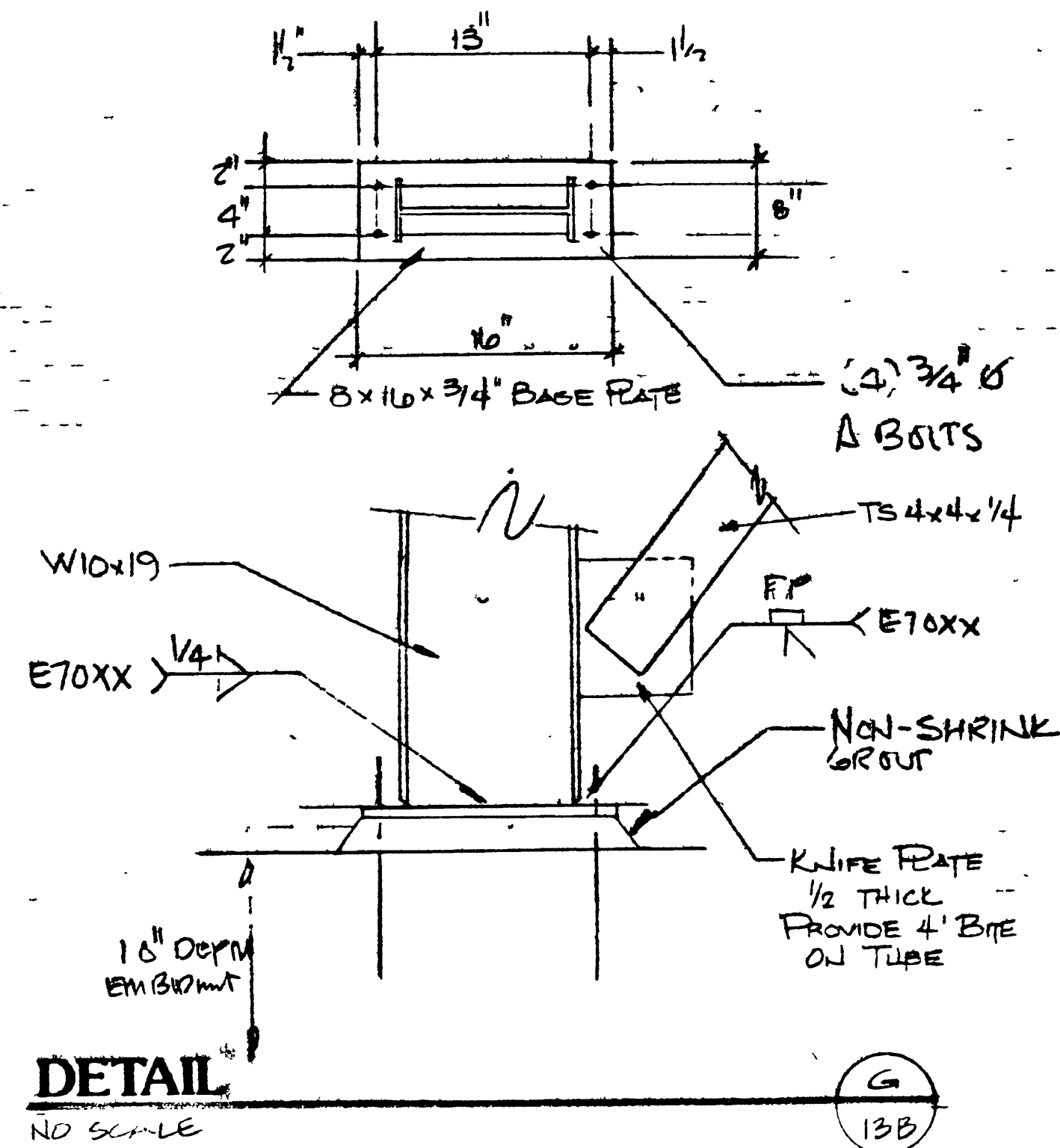
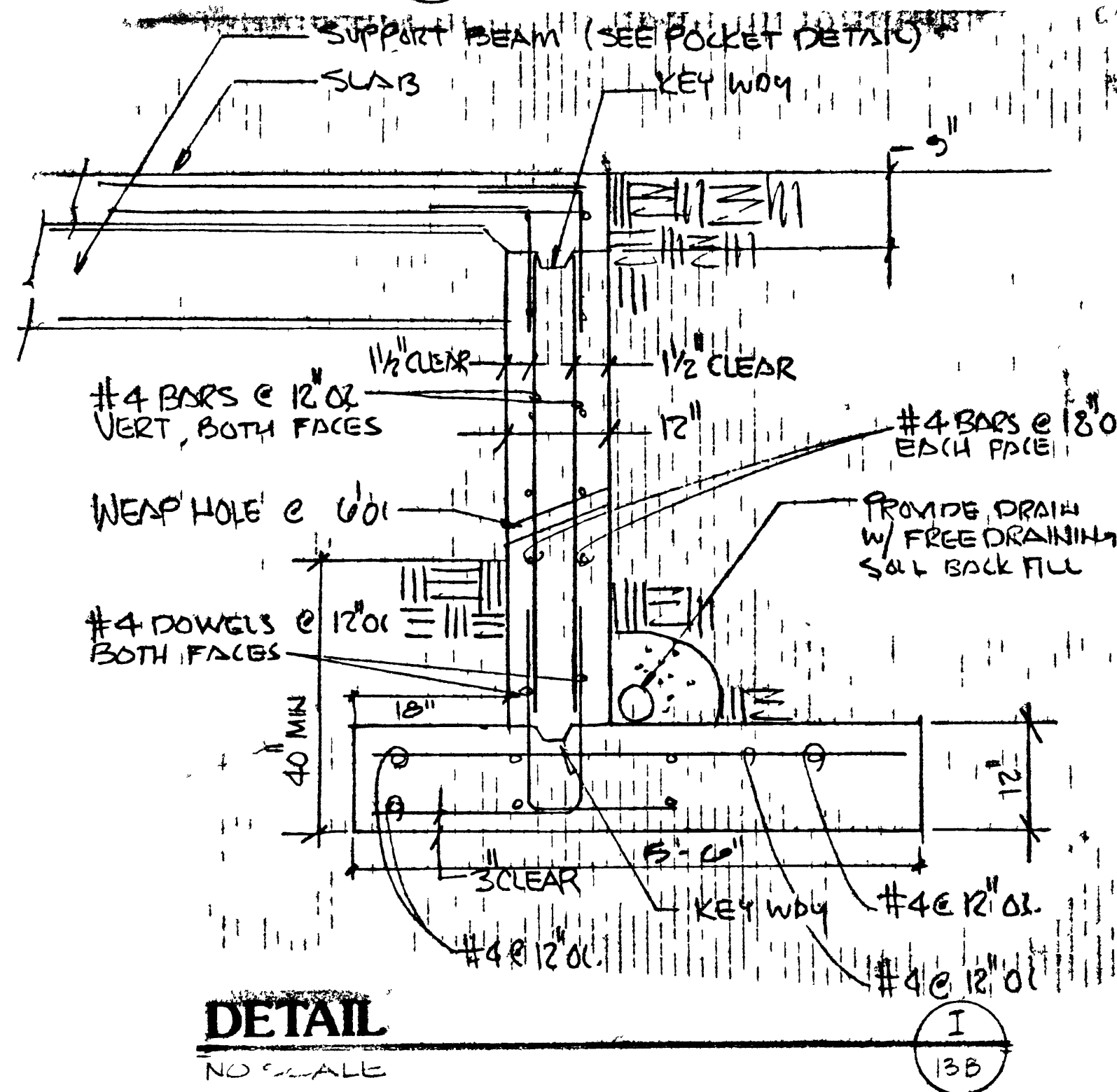
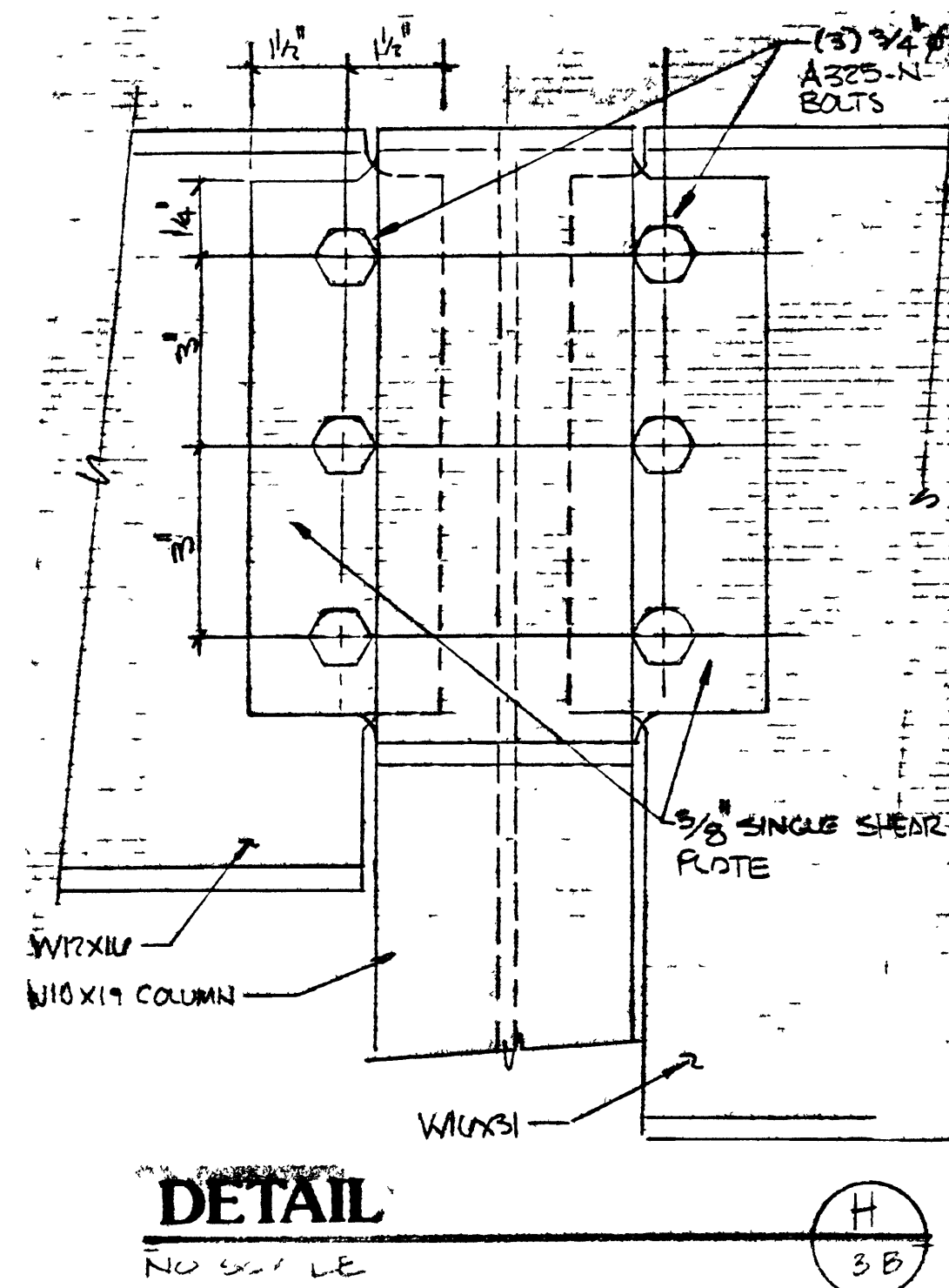
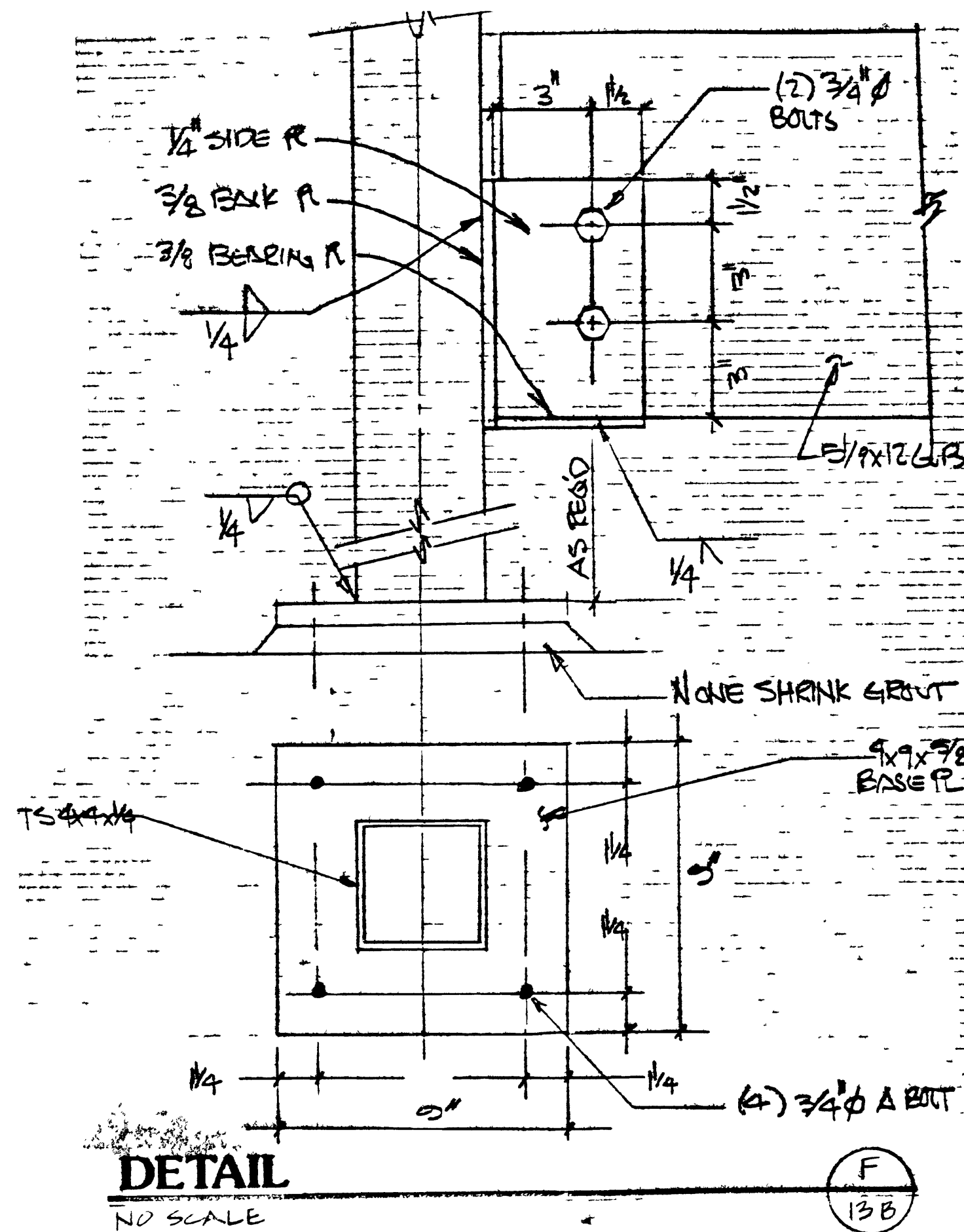
J M WILLIAMS and ASSOCIATES
57 West South Temple • Suite 210
Salt Lake City Utah 84101
(801) 575-0455 • Fax (801) 575-0456



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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433	
13A	



J M WILLIAMS and ASSOCIATES
57 West South Temple • Suite 210
Salt Lake City Utah 84101
(801) 575-6455 • Fax (801) 575-6456

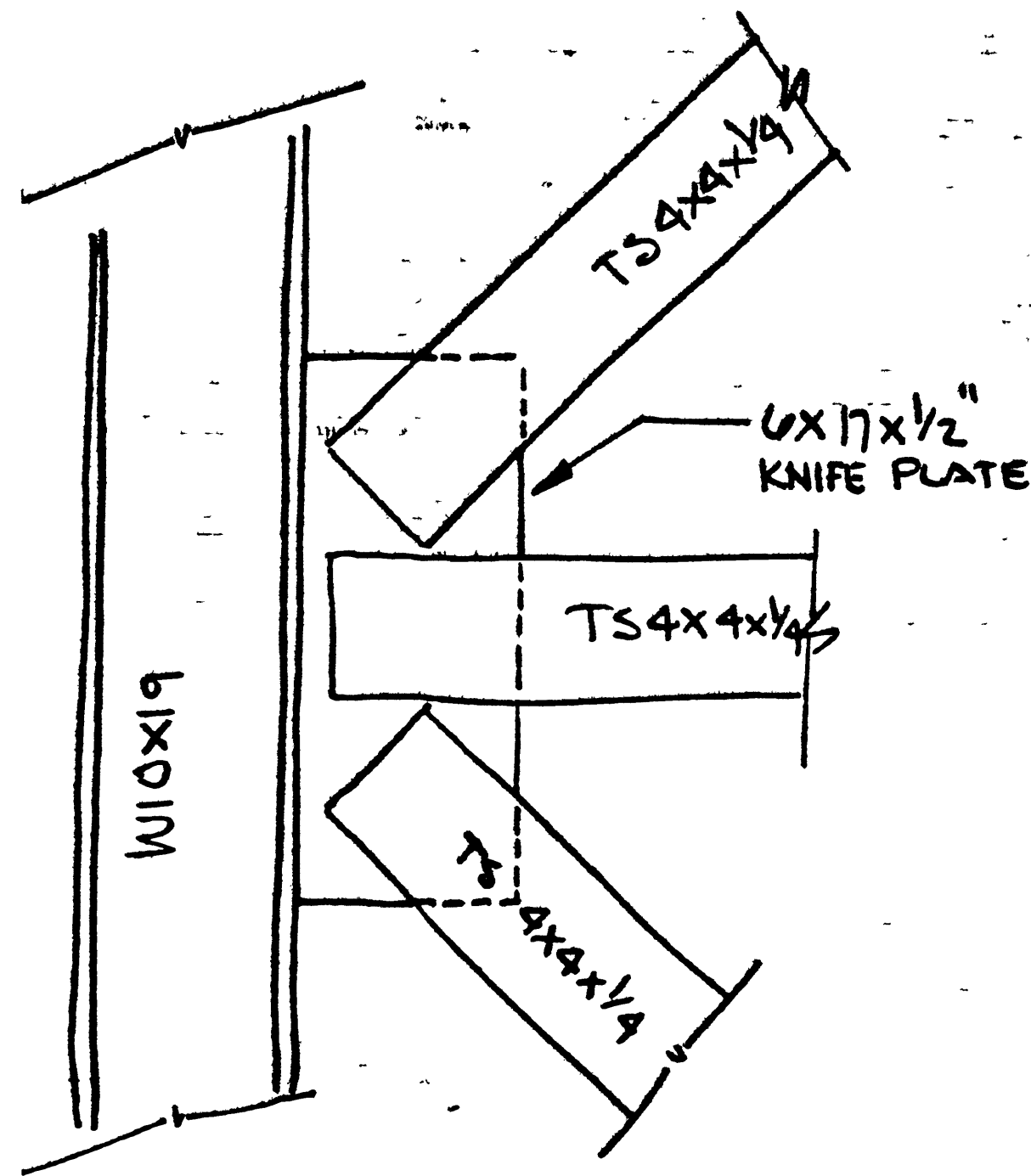
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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

1716

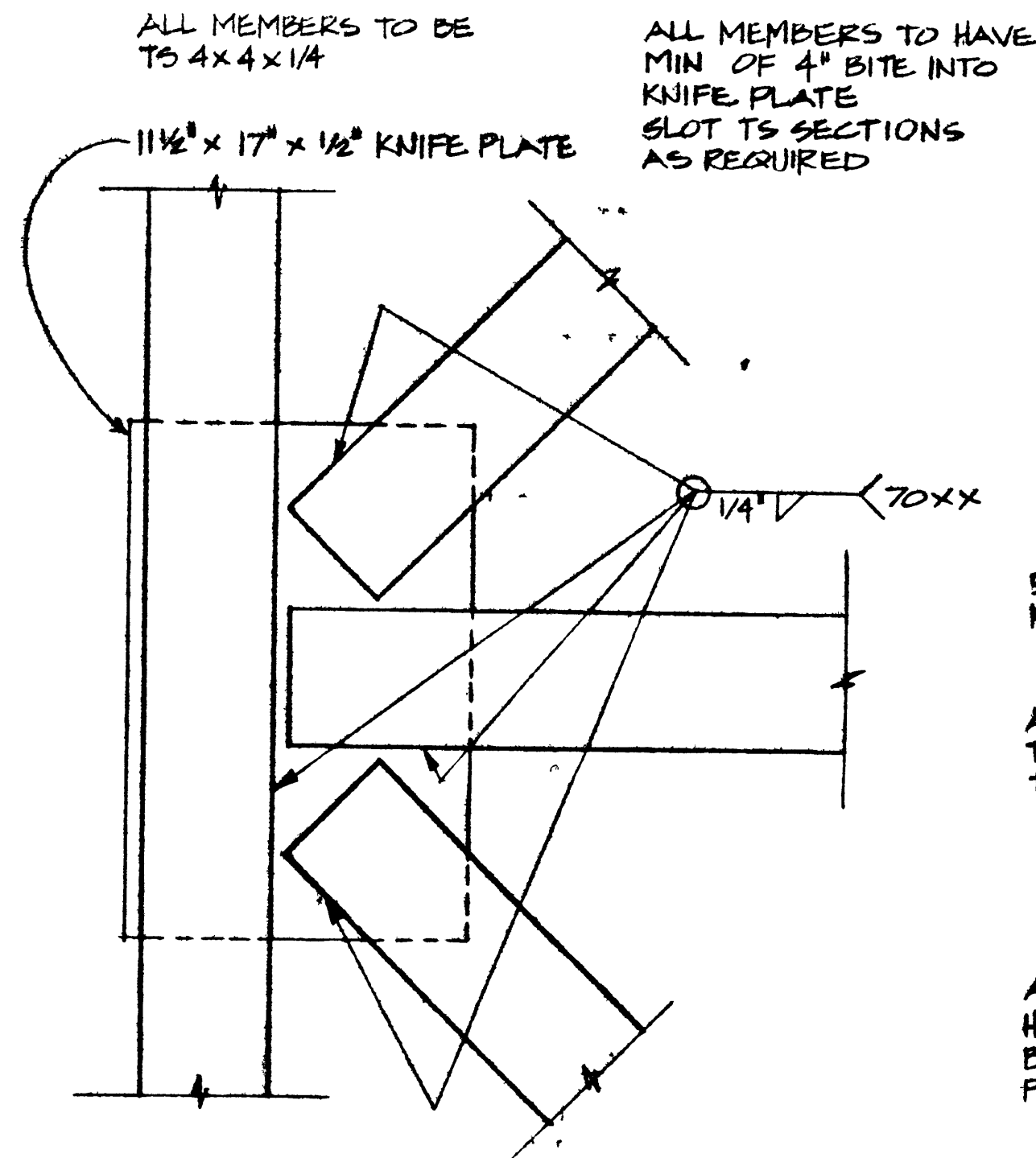
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DETAIL

NO SCALE

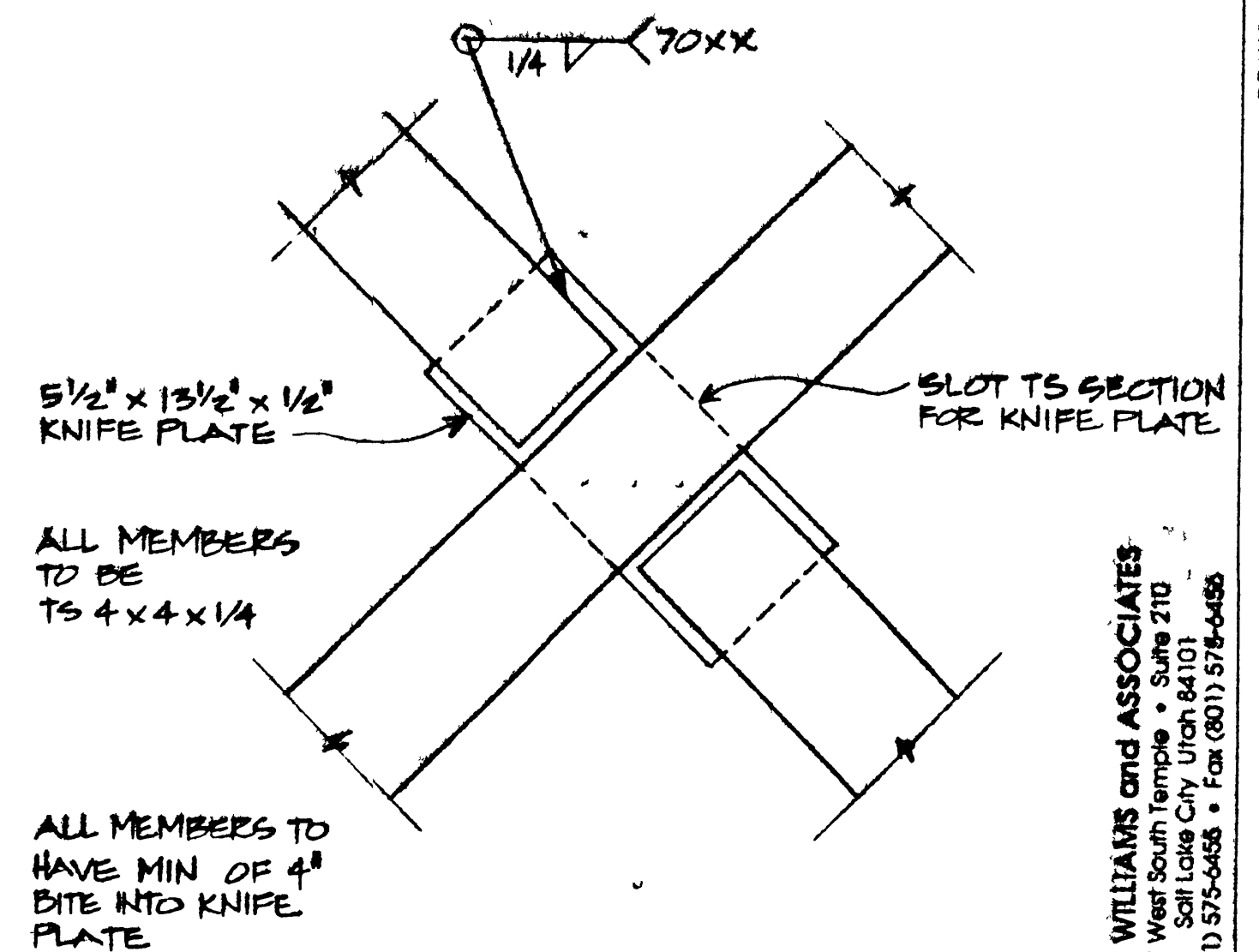
A
13C



DETAIL

NO SCALE

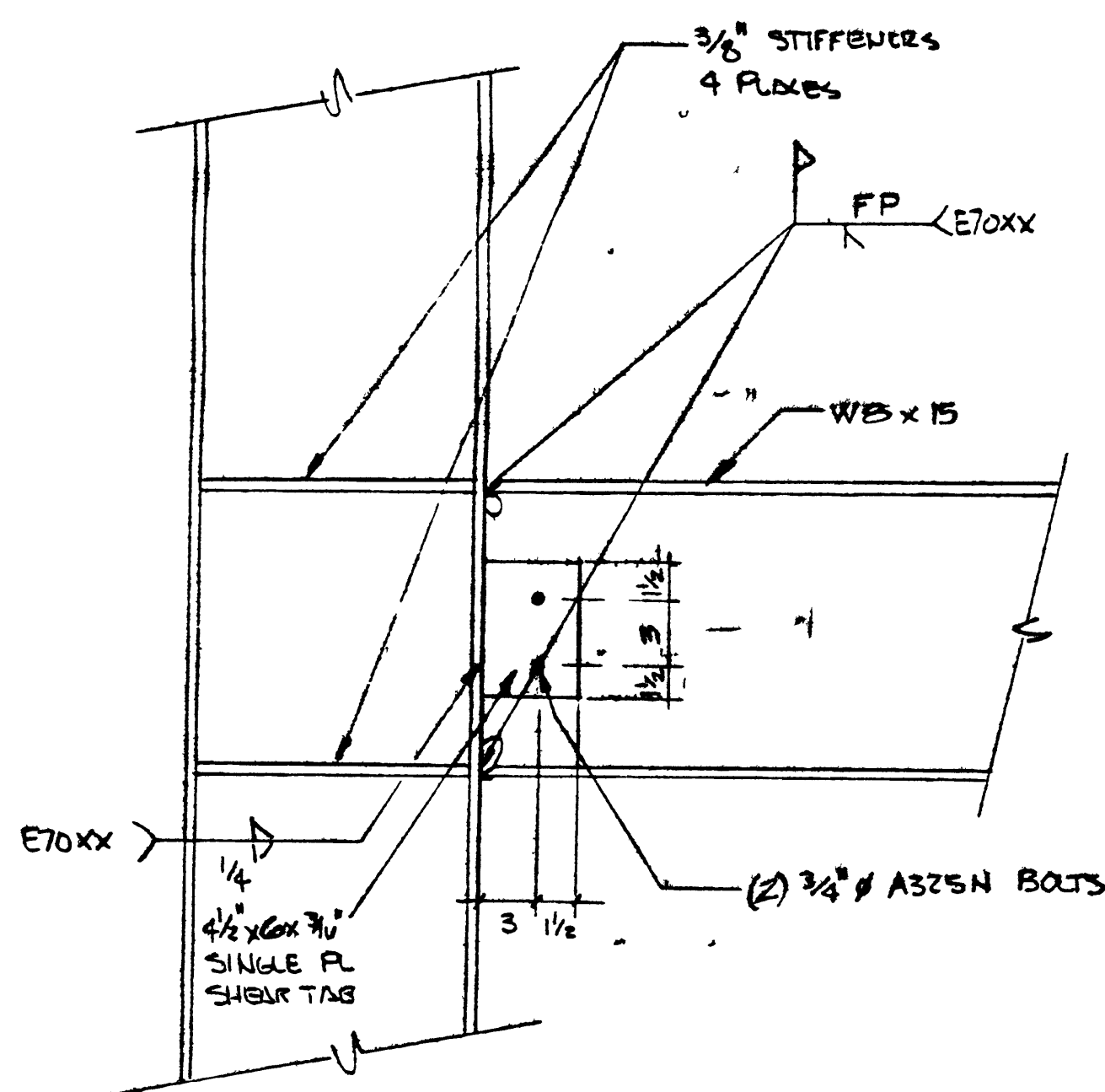
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13C



DETAIL

NO SCALE

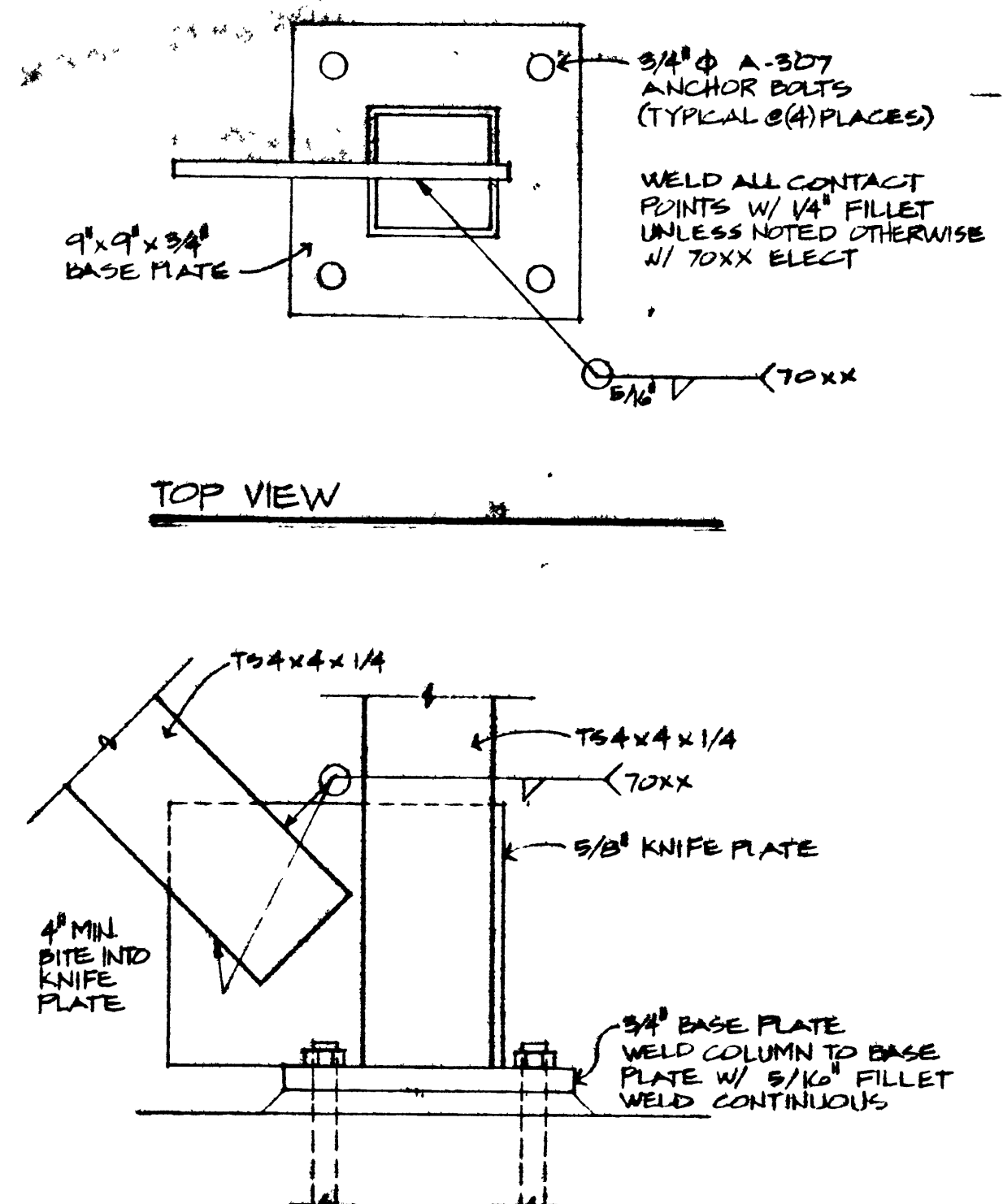
E
13C



DETAIL (VIEW SHOWN REVERSED)

NO SCALE

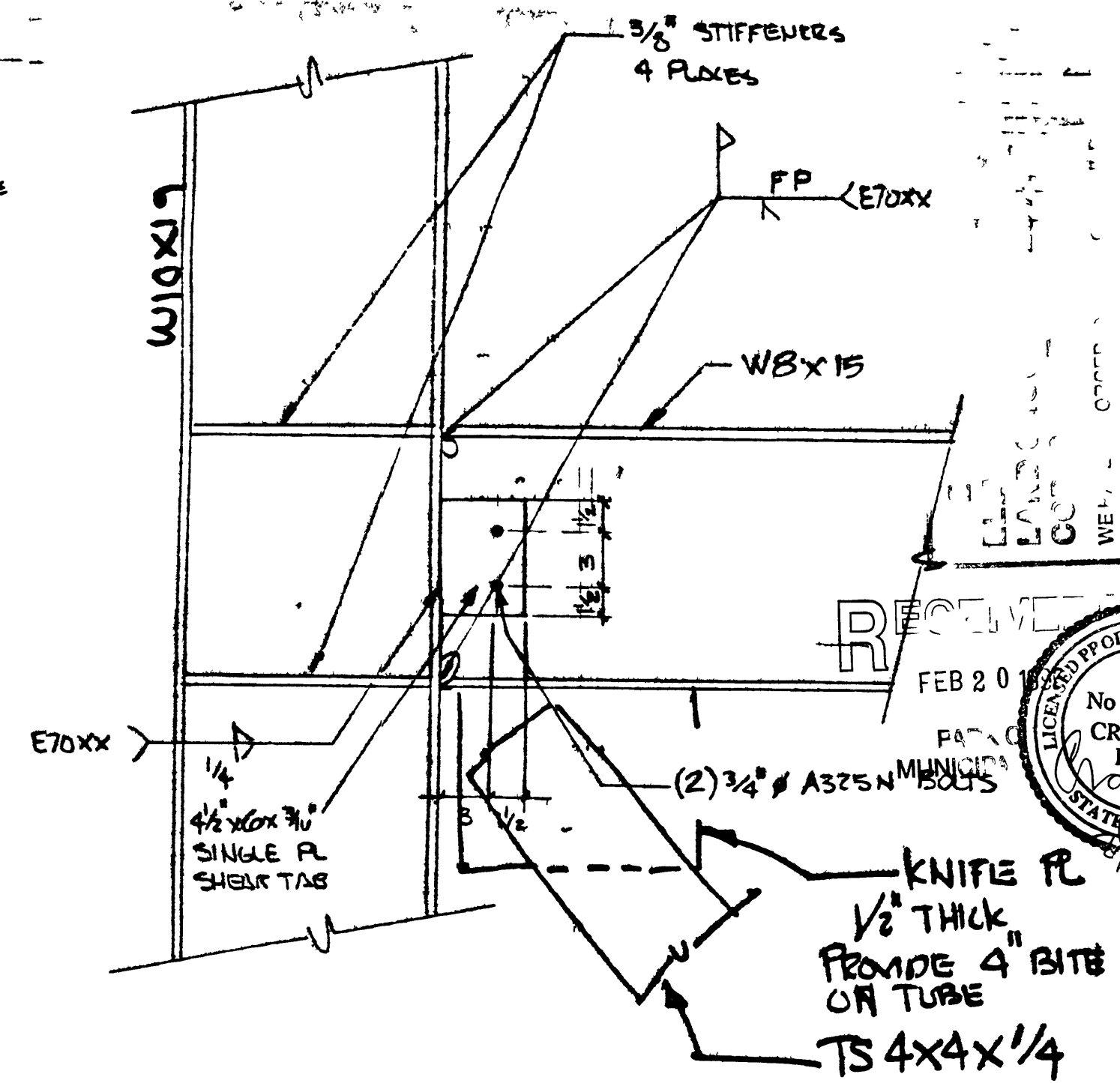
B
13C



DETAIL

NO SCALE

D
13C



DETAIL

NO SCALE

F
13C

J.M. WILLIAMS and ASSOCIATES
57 West South Temple • Suite 210
Salt Lake City, Utah 84101
(801) 575-6455 • Fax (801) 575-6456

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PROJECT NO
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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

DATE OF

DESIGN

REVISION

RECEIVED

FEB 20 1999

PROF. ENGINEER

No 293261

CRAIG R. LYNN

STATE OF UTAH

SHEET

13C

HOLDOWN SCHEDULE

LOC	HOLDOWN	MIN STUDS	REMARKS
AA	(1) HD2A OR (1) HPAHD22	(2) STUDS (2) STUDS	OVERLAP HPAHD22 W/ (1) MST27 STRAP SEE DETAIL
BB	(1) HD8A	(2) STUDS	
CC	(1) CS16	(1) STUD	(8) 8d NAILS EACH END INTO STUDS
DD	(1) MST37	(2) STUDS	FULLY NAILED

NOTE SIMPSON CS16 STRAPS MAY BE REPLACED WITH SIMPSON
FTA OR LFTA STRAPS OF EQUAL STRENGTH

INSTALLATION OF ALL HOLDOWN ANCHORS AND STRAPS SHALL BE
PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN
ANCHORS OR STRAPS

SHEAR WALL SCHEDULE

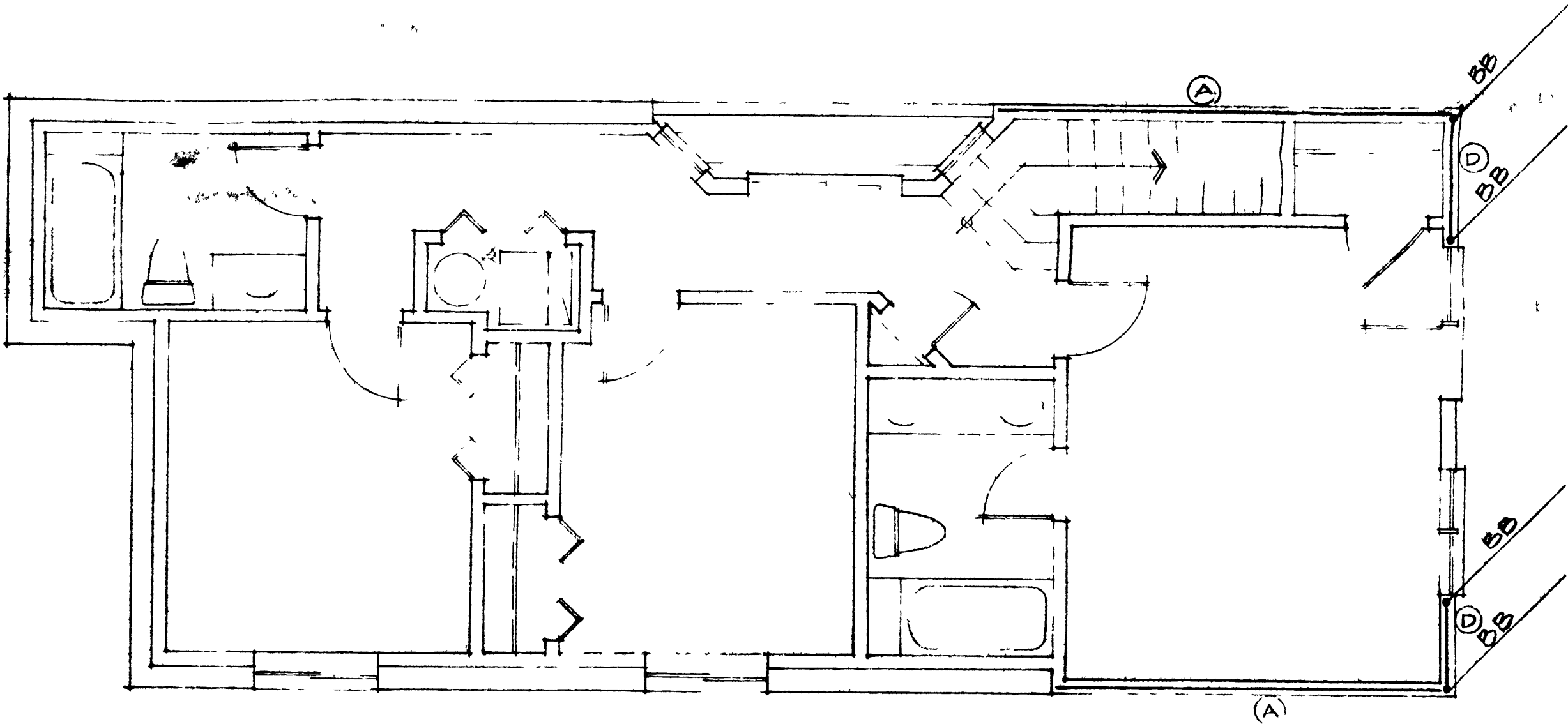
LOC	PANEL GRADE	PANEL THICKNESS	NAIL SIZE	EDGE NAILING	REMARKS
A	EXP I	7/16"	8d	6" O C	BLOCKED
B	EXP I	7/16	8d	4" O C	BLOCKED
C	EXP I	7/16"	8d	3" O C	BLOCKED
D	EXP I	7/16"	8d	2" O C	3" NOMINAL EDGE MEMBERS BLOCKED

ALL SHEAR WALLS TO HAVE STUDS AT 16" O.C
NAILING @ 12" O C IN PANEL FIELD

* WAFERBOARD COMPOSITE BOARD AND ORIENTED STRAND BOARD (BUT NOT STRUCTURAL
PARTICLE BOARD) ARE ACCEPTED AS EQUALS THICKNESS SHOWN IS MINIMUM REQUIRED

LEGEND

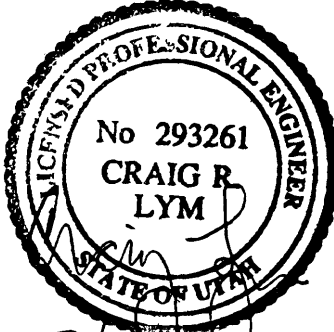
- Ⓐ SHEAR WALL LOCATION
(SEE SHEAR WALL SCHEDULE)
- AA/ HOLDOWN LOCATION
(SEE HOLDOWN SCHEDULE)



MID-LEVEL LATERAL REINFORCEMENT PLAN

SCALE

1/4" = 1'-0"



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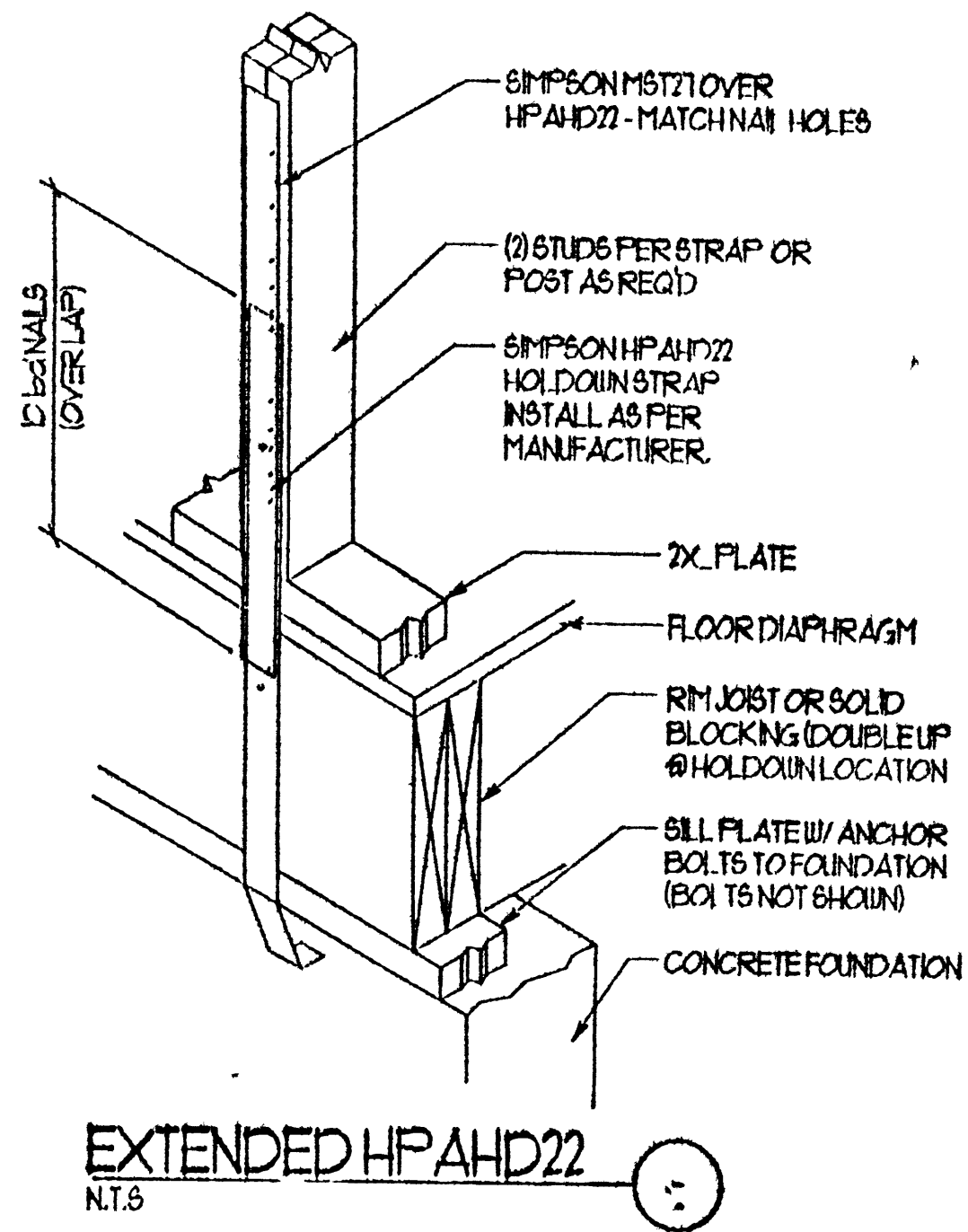
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PROJECT NO
DATE
REV

HIGHLAND GROUP

4474 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

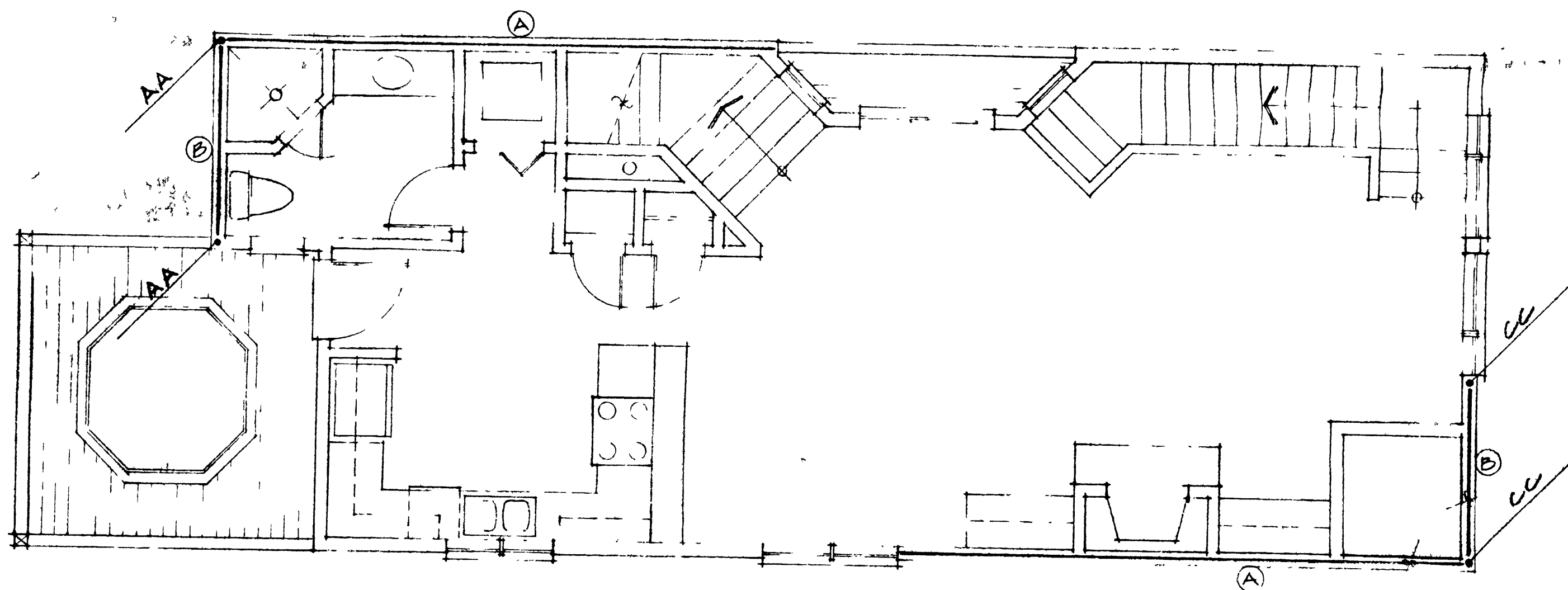
SHEET

14



LEGEND

- (A) SHEAR WALL LOCATION
(SEE SHEAR WALL SCHEDULE)
- ✓ HOLD DOWN LOCATION
(SEE HOLD DOWN SCHEDULE)

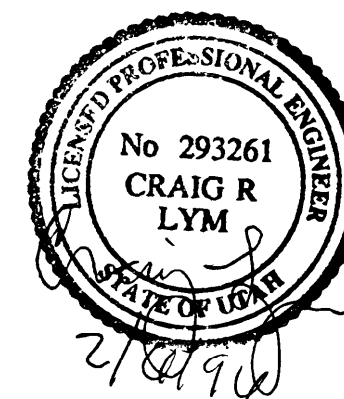


MAIN LEVEL LATERAL REINFORCEMENT PLAN

SCALE

1/4" = 1' 0"

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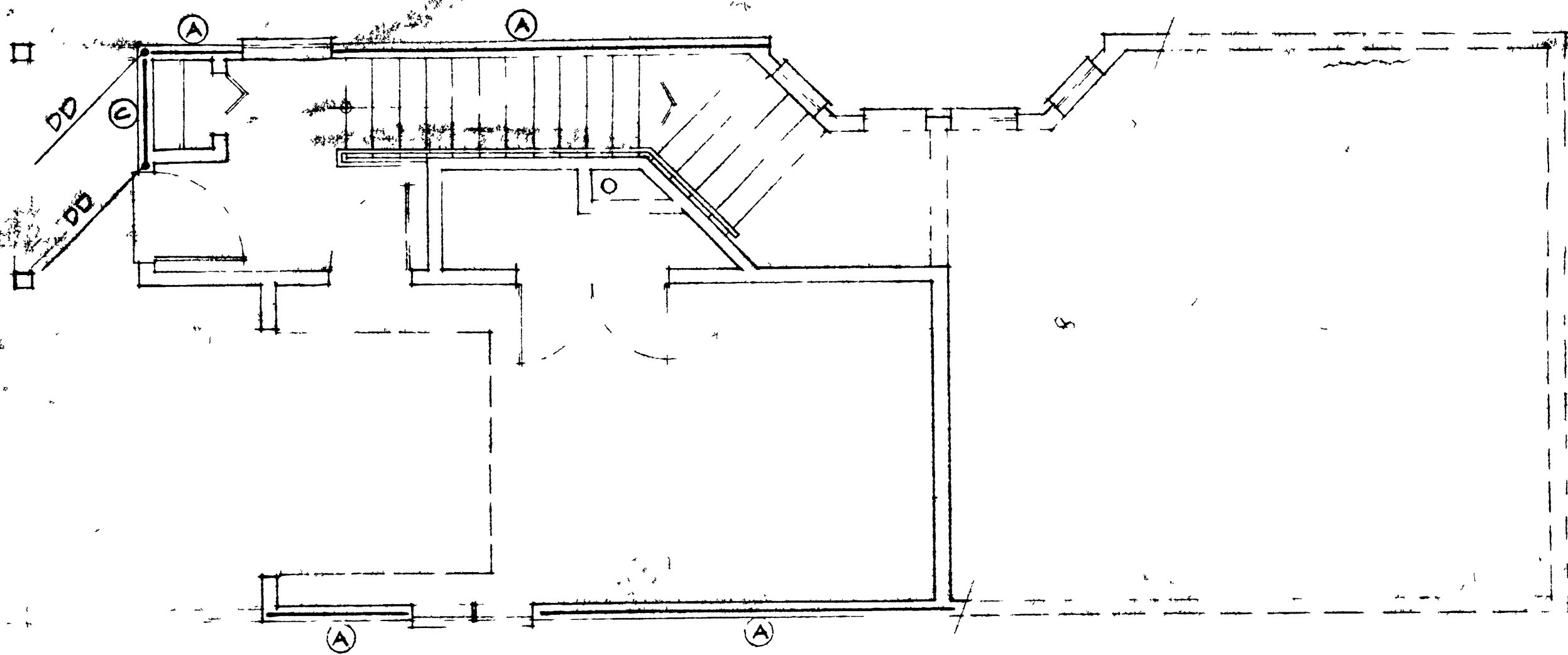


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DATE
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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

SHEET

15

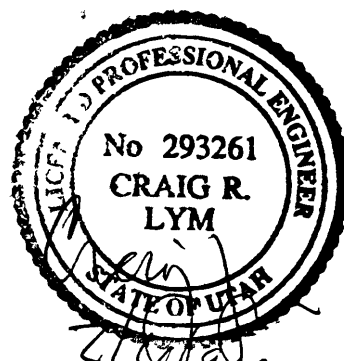


LEGEND

- Ⓐ SHEAR WALL LOCATION
(SEE SHEAR WALL SCHEDULE)
- HD/ E HOLDOWN LOCATION
(SEE HOLDOWN SCHEDULE)

WE HAVE RECEIVED ALL OF THE
INFORMATION TO PROCEED WITH THE
DESIGN OF THE PROJECT.

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MUNICIPALITY



UPPER LEVEL LATERAL REINFORCEMENT PLAN

1/4" = 1'-0"

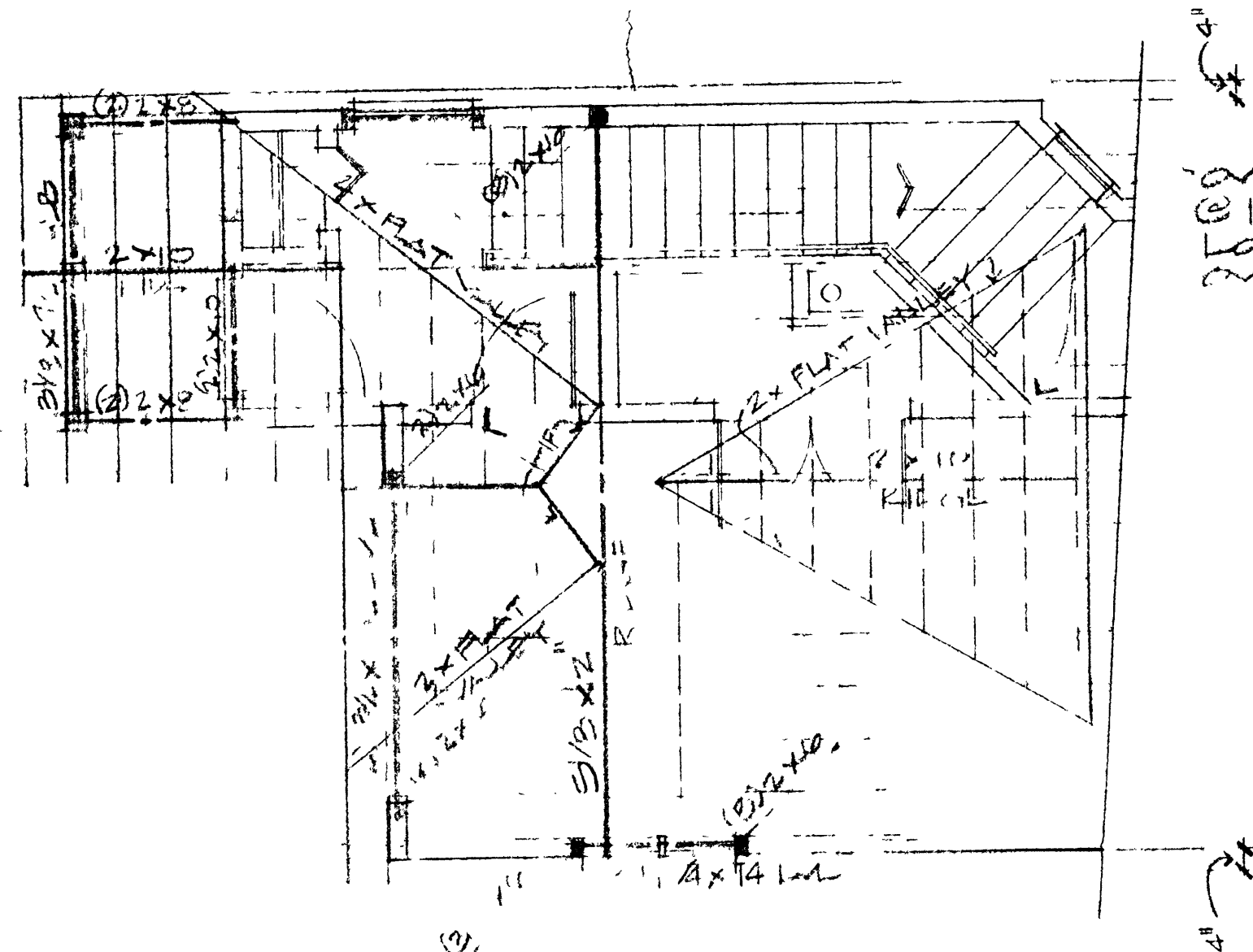
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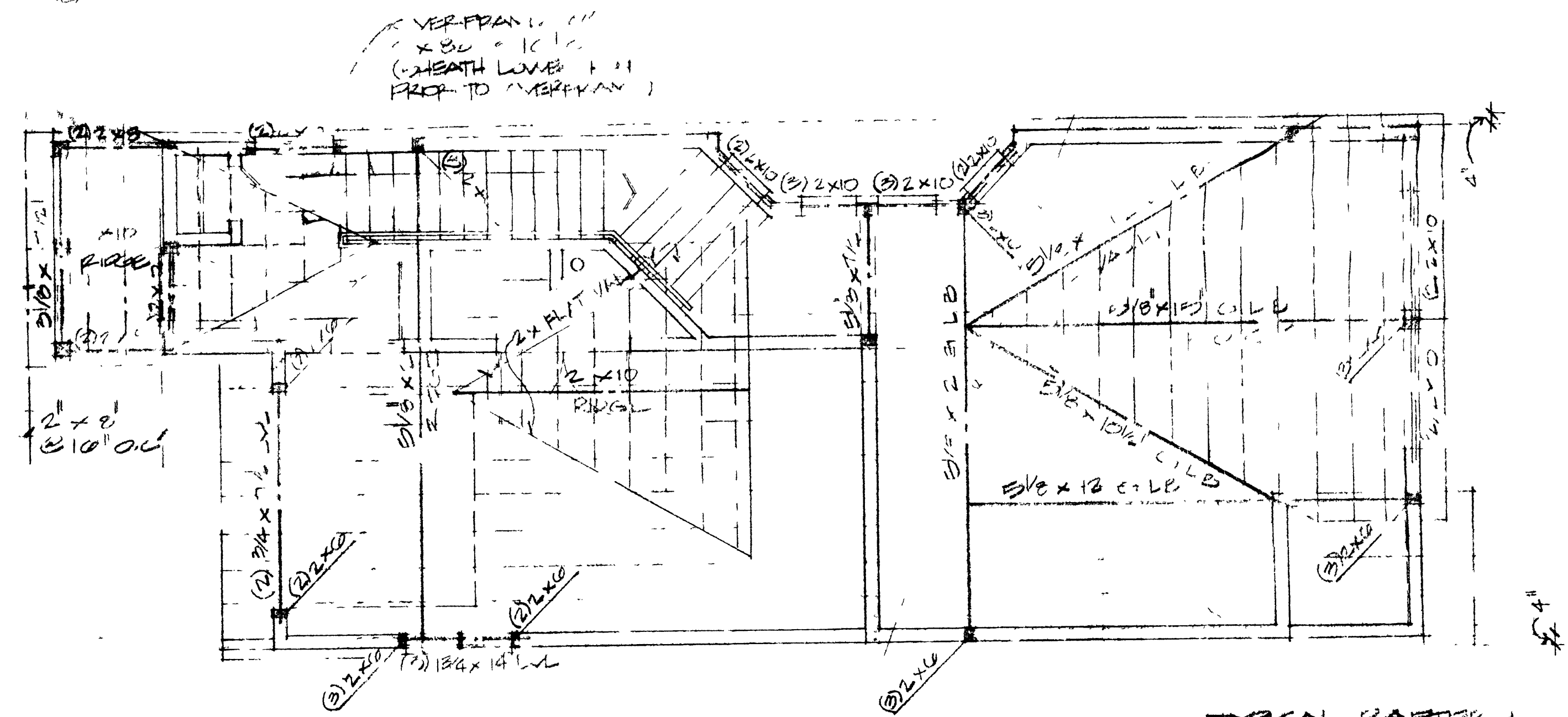
4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

SHEET

16
of

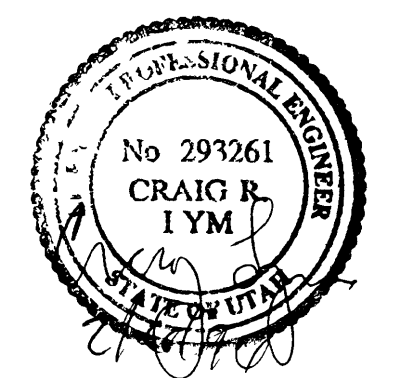


ROOF FRAMING PLAN (option "b")

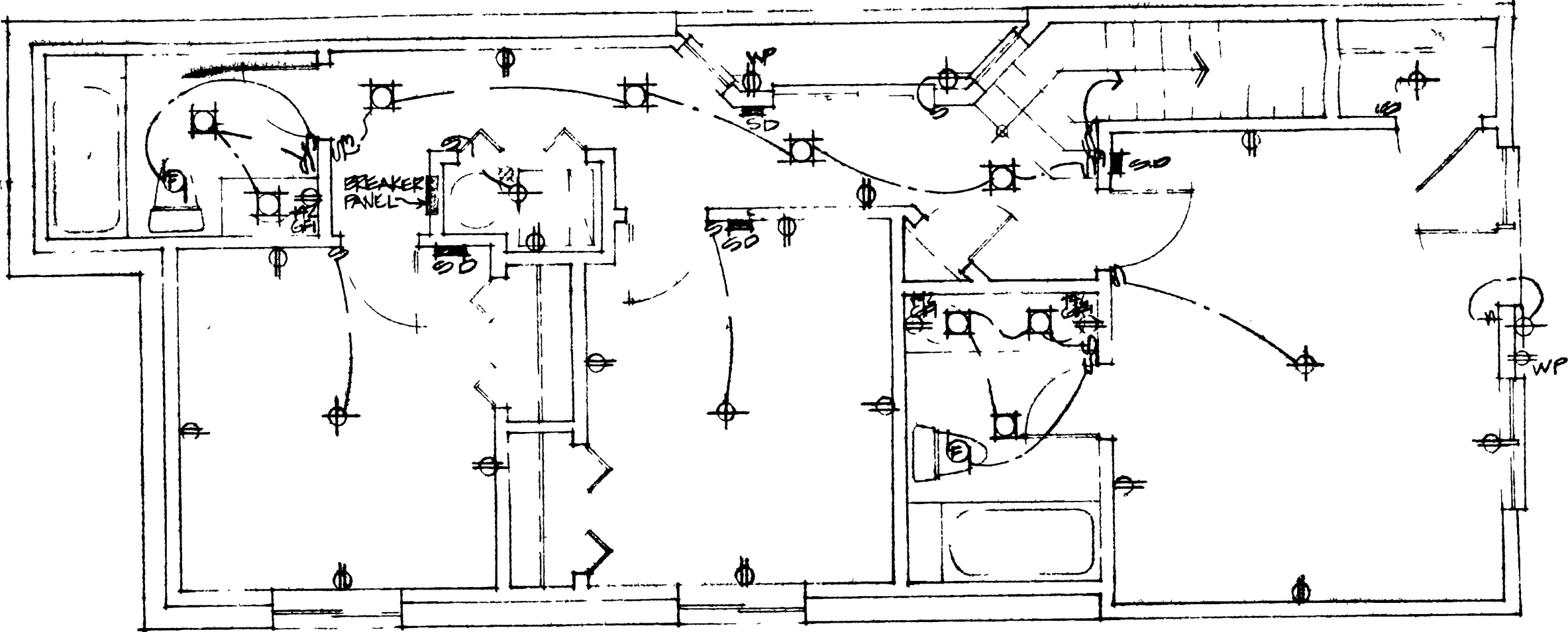


ROOF FRAMING PLAN (option "a")

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F T & C
MUN.



ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
⊕	110 VOLT OUTLET
⊗	220 VOLT OUTLET
⊕	SWITCHED OUTLET
○	FLOOR OUTLET
⚡	SWITCH
⚡	3-WAY SWITCH
⚡	TV JACK
⚡	TELEPHONE JACK
⊗	EXHAUST FAN
⊕	CEILING MOUNTED FIXTURE
⊕	WALL MOUNTED FIXTURE
□	RECESSED CAN FIXTURE
—	2 TUBE FLUORESCENT FIXTURE
○—○	TRACK LIGHTING
▢	EX4 SURFACE MOUNTED FLUORESCENT
—	SMOKE DETECTOR



LOWER LEVEL ELECTRICAL PLAN

SCALE

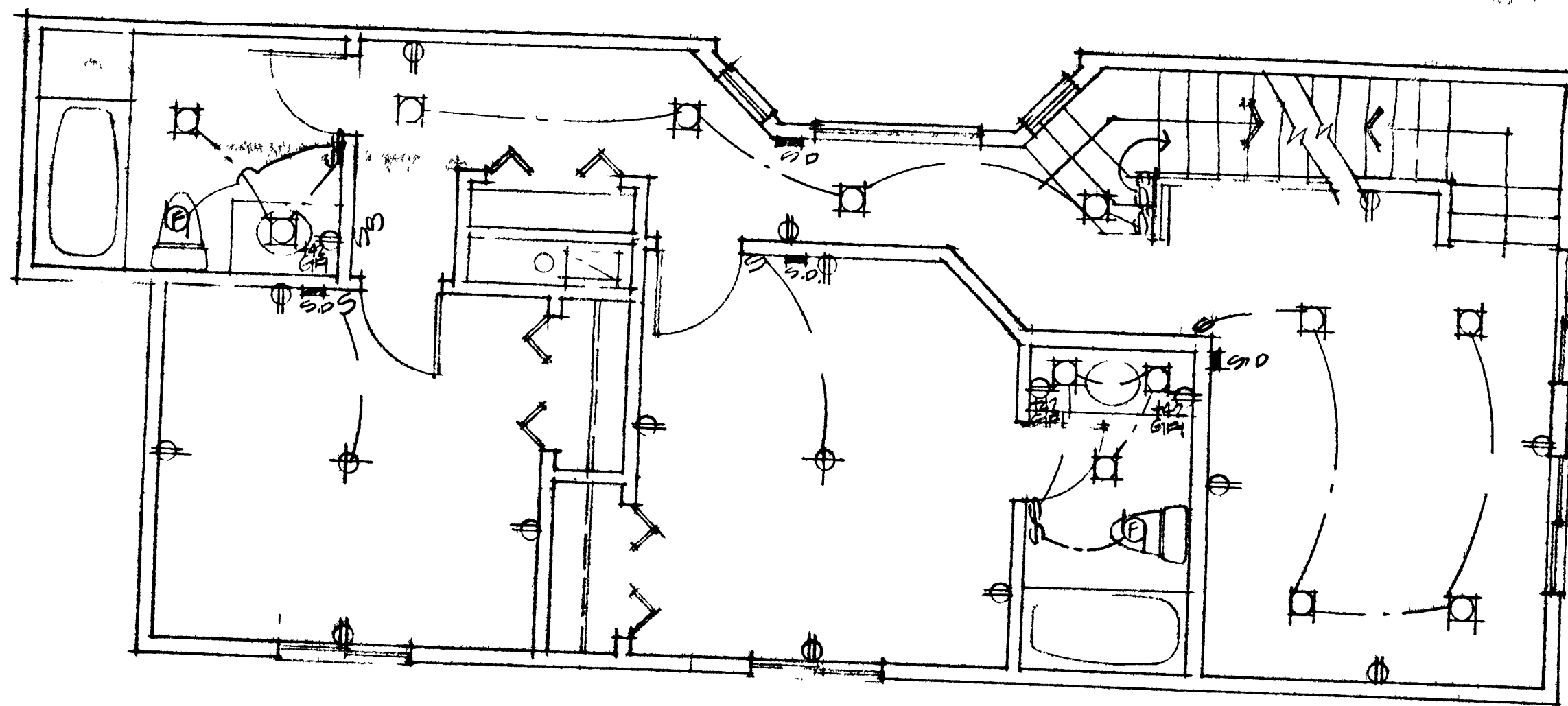
1/4" = 1'-0"

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FEB 20 1958
FAX
MUNICIPAL

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4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

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DATE
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18
of



MID-LEVEL ELECTRICAL PLAN

SCALE

1/4" = 1'-0"

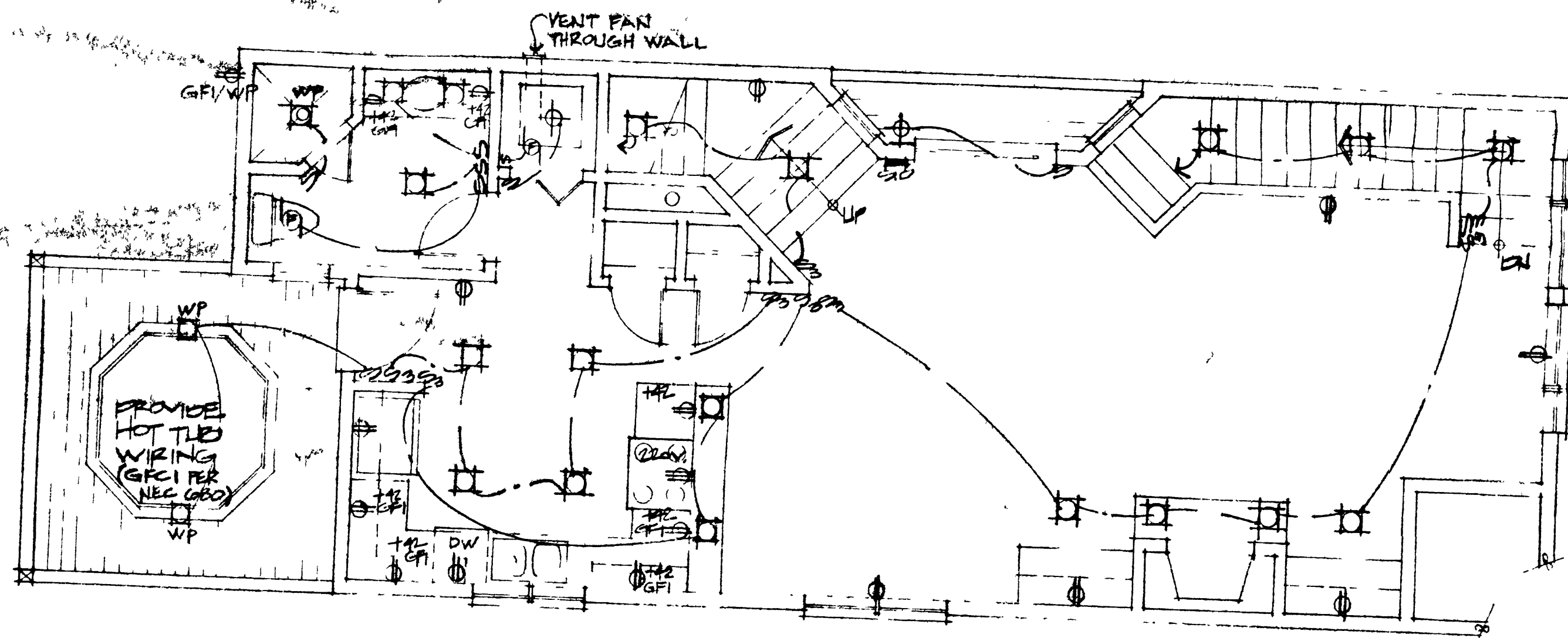
RECEIVED
FEB 20 1936
FAC. &
MUNIC.

SHEET

18A

HIGHLAND GROUP
4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84115

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PROJECT NO
DATE
REV



MAIN LEVEL ELECTRICAL PLAN

1/4" = 1' 0"

RECEIVED
FEB 20 1998
FAC
MUNIC

SHEET

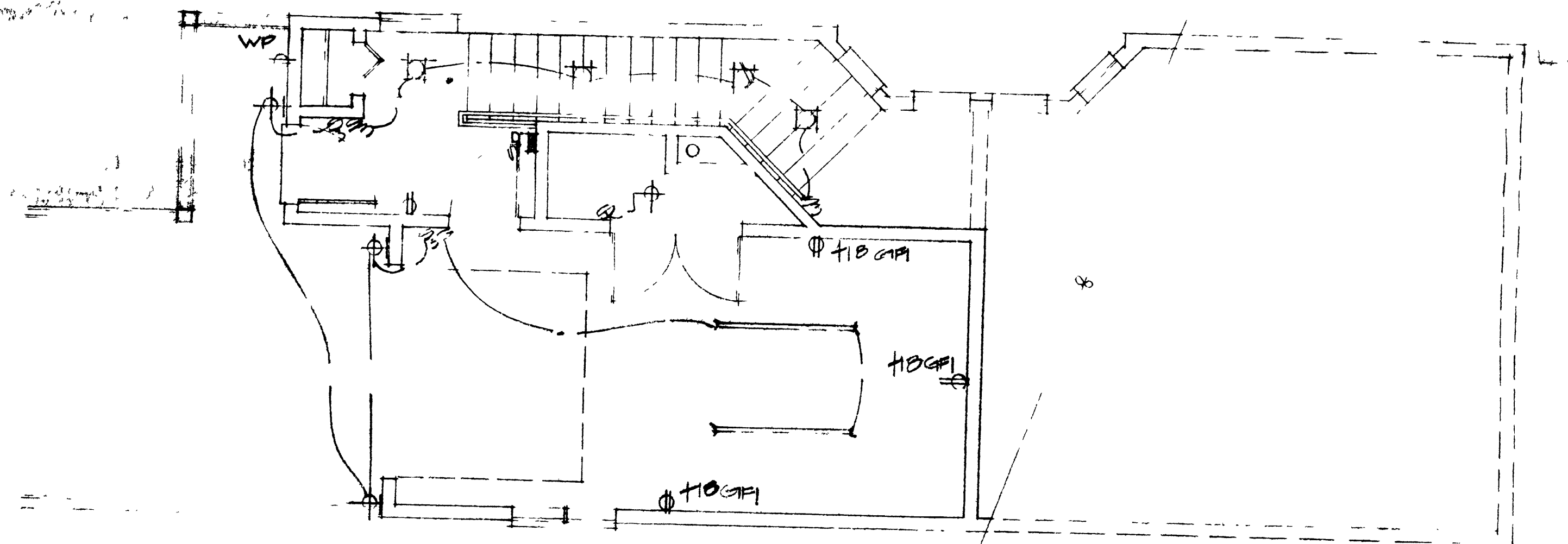
19

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DATE
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Ref-01000



UPPER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

RECEIVED
FEB 20 1996
FAC
MUNICIPAL

DRAWN BY
PROJECT NO
DATE
REV

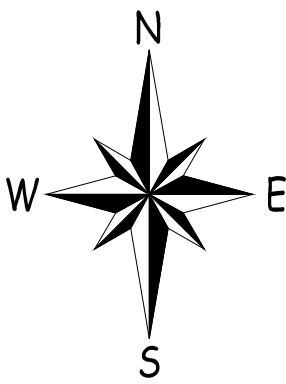
HIGHLAND GROUP

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433

SHEET

20

of

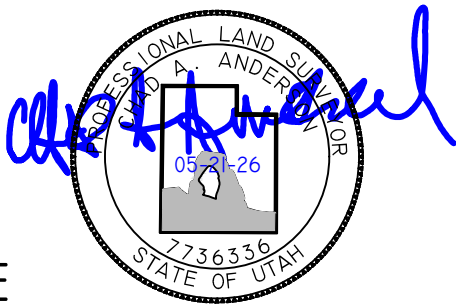


SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	FOUND REBAR (AS NOTED)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION. SURVEY WAS PERFORMED IN MAY OF 2026.

DESCRIPTION

ALL OF LOT 17, BLOCK 27, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, UTAH.

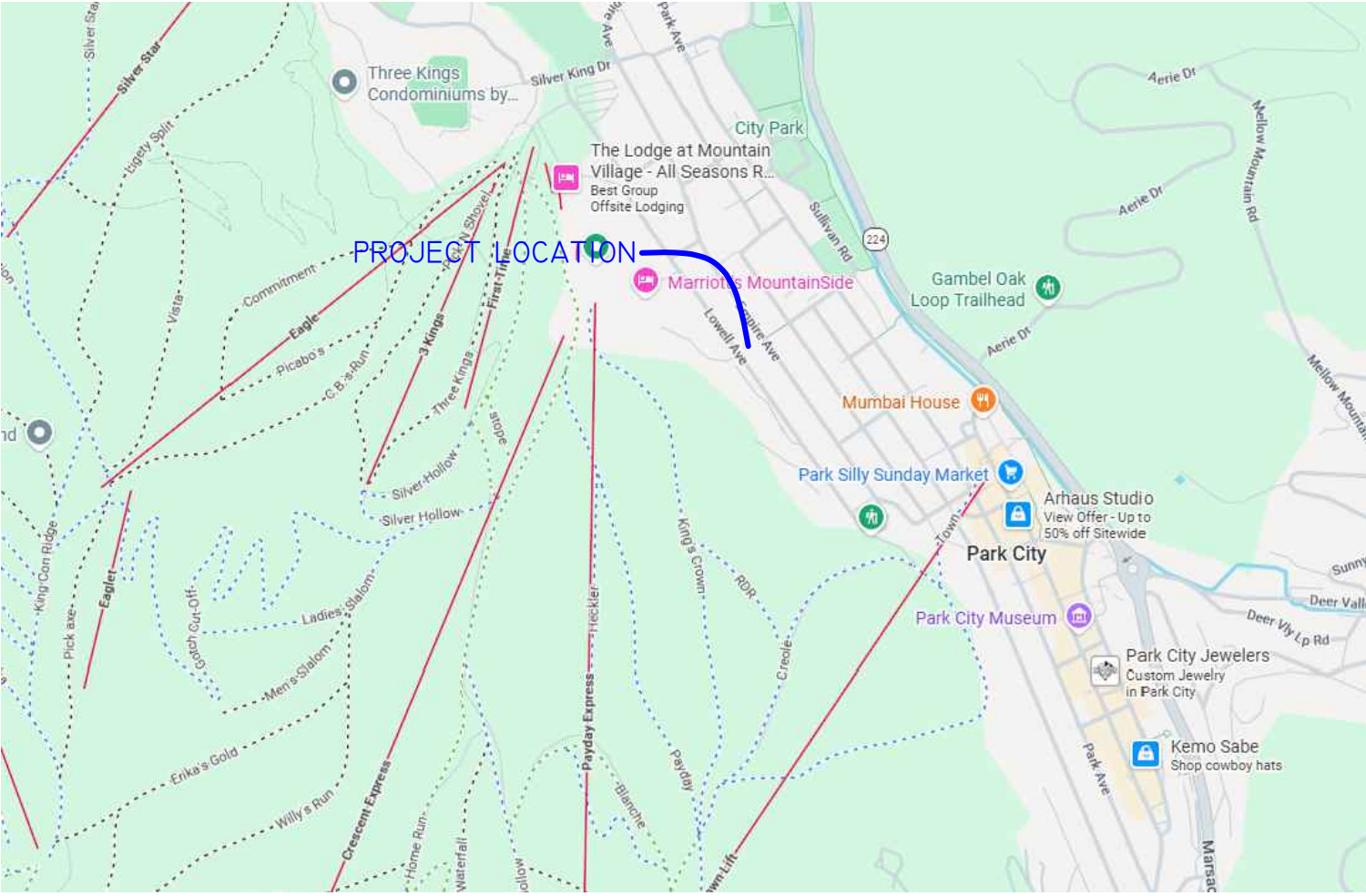
SA-290-G-2

SUBJECT TO GENERAL PROPERTY TAXES FOR THE YEAR 2018 AND THEREAFTER, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS PREVIOUSLY RESERVED.

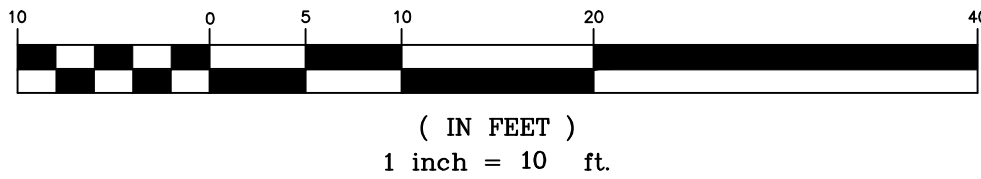
BASIS OF BEARINGS

BASIS OF BEARINGS: S40°34'49"E MEASURED BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE



LAND SURVEYING

WWW.ELEMENTSURVEYING.COM 169 W SADDLE VIEW LANE, MIDWAY UT 84049

801-592-5975 & 801-657-8748

BOUNDARY SURVEY

SUMMIT COUNTY

IN THE NORTHWEST 1/4 OF SEC 16, T2S, R4E, SLB8M

STEWART NELSON

1196 LOWELL AVENUE

PARK CITY, UTAH

PROJECT NO.

26-05-164

SHEET

1 OF 1

PREPARED FOR:

PROJECT:

Stewart Nelson

Director, Fifthday Enterprises LLC

1196 Lowell Avenue

Park City, UT 84060

713-303-2774

stewartnelson@gmail.com

Park City Planning Commission

Attn: Planning Department / Historic Preservation Board

445 Marsac Avenue

Park City, UT 84060

**RE: Request for Variance – Residential Deck Reconstruction & Setback
Accommodation**

Property Address: 1196 Lowell Avenue, Park City, UT (Historic District / Old Town)

Members of the Planning Commission,

I am writing to formally request a variance from the standard rear-yard setback requirements for my property located at 1196 Lowell Avenue, within the Park City Historic District. The purpose of this request is to allow the safe removal, correct engineering, and structural reconstruction of a failed second-story rear patio/deck.

Background and Existing Structural Hardship

The existing second-story patio at 1196 Lowell Avenue was unfortunately engineered incorrectly at the time of the home's original construction. This exact design flaw impacts both my property and my immediate neighbor's property. Due to these systemic errors, the patio has experienced complete structural failure, presenting a severe and immediate safety hazard.

To prevent catastrophic injury, I have implemented temporary locking mechanisms on all access doors to ensure no family members or guests can accidentally step onto the structure.

Engineering and Environmental Necessity

As an Old Town property, any structural modification must safely withstand extreme mountain conditions. To correctly remediate this hazard, a structural engineer has confirmed that the new patio must be constructed utilizing robust structural posts or pilings to properly transfer the heavy live load of human traffic and the extreme dead load of winter snow accumulation common to the top of Lowell Avenue.

I have recently commissioned a certified professional land survey, which is attached to this application. The survey documents the following precise measurements:

- **Total Rear Depth:** It is exactly **11 feet, 6 inches** from the rear face of the home to the back property lot line.
- **Current Setback Requirement:** The standard rear boundary setback requirement is **10 feet**.
- **Proposed Dimensions:** I am requesting a variance to construct a replacement patio extending **10 feet** from the rear of the house. This leaves exactly **1 foot, 6 inches** of clearance to the rear property line, requiring an accommodation from the standard 10-foot setback rule.

Visual and Community Impact Alignment

A 10-foot depth is structurally necessary to distribute the weight load onto the required ground pilings safely and to create a functional, usable outdoor space to enjoy the expansive vistas of Old Town. This proposed construction aligns seamlessly with the established architectural layout of our immediate block. To demonstrate this aesthetic continuity, I have included documentation of a similarly styled, post-supported rear deck construction located just two homes away from ours.

Furthermore, because this structure will be built entirely on the rear of the home, **it will be completely invisible from Lowell Avenue**, ensuring that the historic streetscape and front-facing aesthetic of the Historic District remain entirely undisturbed and preserved.

Attached Documentation for Review

To assist the Commission in evaluating this request, I have embedded and attached the following supporting materials within this application package:

1. **Photographic Evidence (Embedded Below):** Clear, detailed photos illustrating the current state of structural failure at 1196 Lowell Avenue and the necessity of immediate replacement.
2. **Certified Professional Survey:** Indicating the exact 11'6" rear lot depth and the proposed structural layout.
3. **Neighborhood Context Example:** Photos showing the existing architectural style of a similar rear deck on our same block.





This is the example of the house on our block showing a patio built using pilings to support the weight requirements of the patio.



Thank you for your time, consideration, and dedication to keeping Park City's historic residential structures both beautiful and safe. I look forward to discussing this application at the upcoming commission meeting.

Sincerely,

Stewart Nelson

Director, Fifthday Enterprises LLC

Project Narrative & Variance Justification

Board of Adjustment Variance Request | Park City, Utah

Application #: PL # 26-06991

Applicant: Stewart Nelson

Property Address: 1196 Lowell Avenue

Assigned Planner: Jaron Ehlers

Application Type: Variance Request

Code Provision: LMC § 15-2 / LMC § 15-10-8

EXECUTIVE SUMMARY

The applicant, Stewart Nelson, is respectfully requesting a variance under **Park City Land Management Code (LMC) Section 15-10-8** for the property located at **1196 Lowell Avenue (Application PL # 26-06991)**.

The scope of work involves replacing a failed structural element (a previous Juliet balcony) with a safe, fully compliant elevated deck structure. The proposed replacement requires deep-set engineered concrete piers reaching a 40-inch frost line to support standard mountain snow loads and ensure complete structural independence from the adjacent property line and neighboring structure. Because strict compliance with standard setback boundaries presents significant physical and safety constraints on this constrained site, the applicant requests variance relief. Pursuant to **LMC § 15-10-8(C)**, this narrative outlines how the request satisfies each of the five statutory criteria.

ANALYSIS OF REQUIRED VARIANCE CRITERIA (LMC § 15-10-8(C))

1. Unreasonable Hardship

"Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code."

Literal enforcement of standard yard setbacks would prohibit constructing a functional elevated deck replacement, forcing reliance on a failed attachment point or rendering upper-level egress and structural repair unfeasible. The hardship is physical and structural rather than self-imposed or financial: the existing building footprint and narrow setbacks dictate that any modern, structurally sound replacement—requiring independent 40-inch frost-line pier supports engineered for heavy Park City snow loads—must occupy the existing structural zone. Granting the variance allows life-safety compliance without compromising the general purpose of the LMC.

2. Special Circumstances

"There are special circumstances attached to the Property that do not generally apply to other Properties in the same Zone."

1196 Lowell Avenue features unique physical constraints, including tight property boundary proximity, steep local topography, and an original building profile that relied on a cantilevered/attached Juliet balcony that ultimately experienced structural failure. Furthermore, the necessity to engineer an elevated replacement deck that remains completely **structurally independent of the neighboring property** requires precise pier placement within the setback zone. These combined physical site constraints do not generally apply to standard lots in the zone.

3. Essential to Enjoyment of a Substantial Property Right

"Granting the Variance is essential to the enjoyment of a substantial property right possessed by other Property in the same Zone."

Outdoor elevated deck space and safe exterior access/egress are standard, substantial property rights enjoyed by residential properties throughout Old Town and the surrounding Lowell Avenue residential corridors. The variance does not grant a special privilege, but rather restores safe, structurally sound deck access comparable to surrounding multi-level residential properties in the same zoning district.

4. General Plan & Public Interest

"The Variance will not substantially affect the General Plan and will not be contrary to the public interest."

The proposed elevated deck replacement aligns with the Park City General Plan goals of maintaining structural integrity, architectural compatibility, and residential safety in Old Town/Lowell Avenue. Eliminating a failed structural balcony and replacing it with a code-compliant, independently supported deck built to withstand local snow load requirements directly protects public safety, health, and welfare without negatively impacting neighboring views, light, or public rights-of-way.

5. Spirit of the Code & Substantial Justice

"The spirit of the Land Management Code is observed and substantial justice is done."

The spirit of the Land Management Code's setback requirements is to ensure building separation, light, air, fire safety, and structural integrity. The proposed replacement deck fulfills this intent by utilizing non-combustible/high-durability materials and engineered pier foundations, while strictly avoiding structural reliance on adjacent structures. Granting the variance delivers substantial justice by allowing the property owner to safely remedy a failed structural component while preserving the character and safety of the immediate neighborhood.

SUMMARY OF ACCOMPANYING SUBMISSION DOCUMENTS

- **Updated Property Boundary Survey:** Prepared by a licensed professional land surveyor, detailing precise deck location and setback measurements.
- **Formal Title Report:** Verifying legal ownership and encumbrances.
- **Application Fee Confirmation:** Proof of paid application fee (\$1,685.61) under Application PL # 26-06991.

APPLICANT SIGNATURE (STEWART NELSON)

DATE

Regarding the Board's question on why the proposed dimensions represent the minimum necessary encroachment, the size is dictated by structural safety, topography, and severe winter loading rather than mere amenity:

1. Structural Span and Snow-Load Distribution

- In Old Town Park City, structures must withstand significant ground and roof-shedding snow loads.
- To safely support these design loads without imposing lateral thrust or destructive torsional weight onto the primary historic structure, the deck requires a dedicated foundation system using structural pin/helical pilings tied into solid bearing material.
- The proposed footprint represents the minimum structural span required to achieve stable joist/beam cantilevers and appropriate bearing point distribution given the steep grade and soil conditions at the rear of the lot.

2. Geotechnical and Foundation Footing Feasibility

- Due to the steep slope behind the house, excavation for oversized continuous grade footings would destabilize the existing bank and violate historic district principles of minimal site disturbance.
- By utilizing deep structural pilings, the proposed perimeter positions the support points where grade stability and bedrock depth allow for secure anchorage. A narrower footprint would force piling placement into unstable slope sections or too close to the main foundation wall, undermining structural integrity.

3. Life Safety, Egress, and Seasonal Clearances

- The usable depth is calculated strictly to maintain required clear walking paths and secondary egress once typical winter snow buildup and snow shedding from upper roof lines accumulate on the deck surface.
- Any further reduction in depth would render the outdoor platform unsafe for winter access, maintenance, and emergency exit clearance.

Summary

The proposed dimensions represent the most compact footprint that satisfies structural engineering requirements, addresses site-specific topographic constraints, and ensures occupant safety under heavy snow conditions while respecting the historic district character.