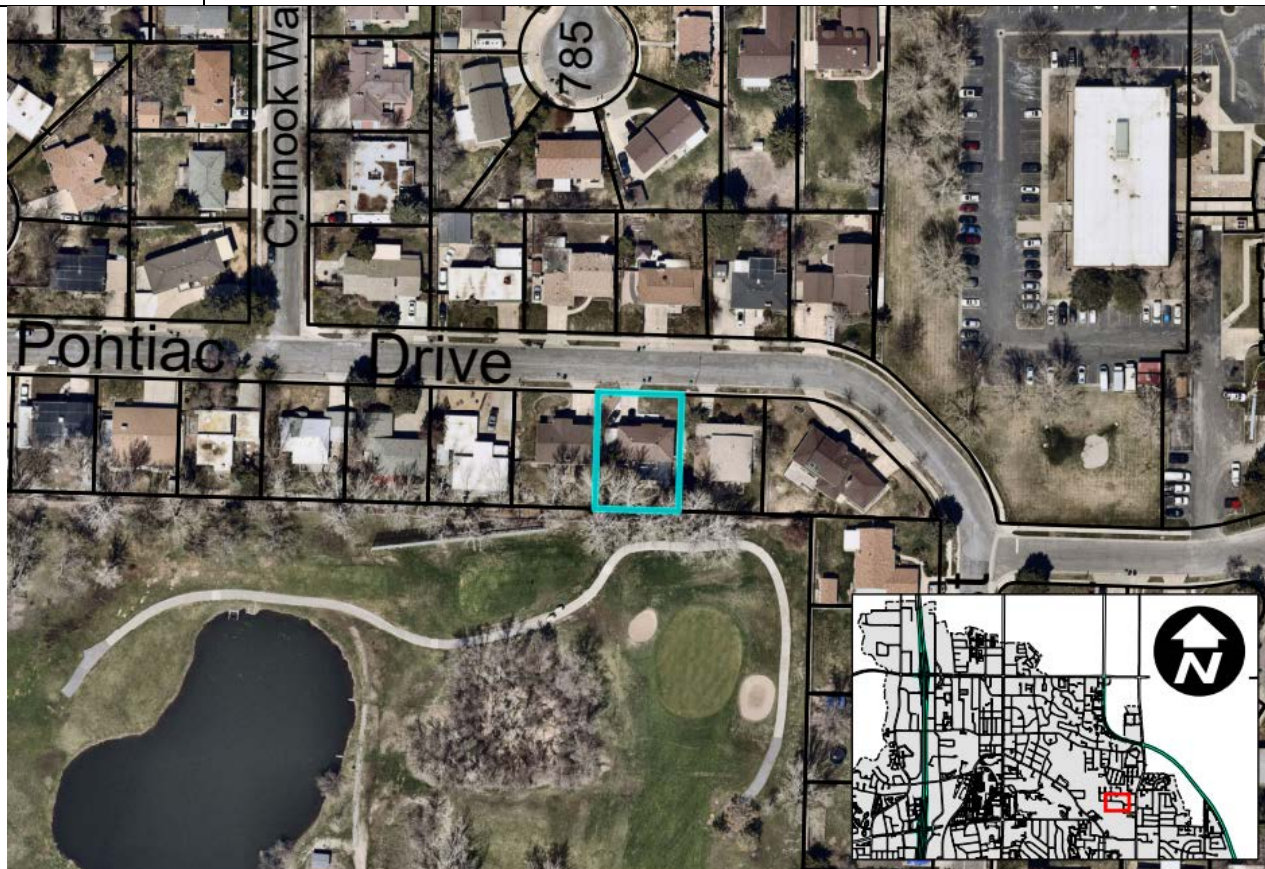




AGENDA ITEM #2

ITEM TYPE:	Variance Application		
ADDRESS:	788 East Pontiac Drive	MEETING DATE:	June 14, 2023
APPLICANT:	Sam Christensen	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	22-08-304-013	CASE NUMBER:	#1606
ZONE:	R-1-8, Single-Family Residential	PROJECT NUMBER:	23-064
SIZE:	.16 acre		
REQUEST:	The applicant is requesting a variance to Sections 17.100.080 and 17.100.100 of the Murray Land Use Ordinance regarding the 25' minimum required front yard setback.		



I. DESCRIPTION of REQUEST

The subject property is a .16-acre residential lot in the R-1-8 Zone with an existing home facing Pontiac Drive. The applicant has a remodel which includes a new front landing and stairway. The front porch extends to 17' from the front property line, violating the minimum required setback of 25'. The front porch and stairway are completed. The applicant has requested a variance to allow the front porch and stairway to be setback 17' (as measured from the edge of the stairway) from the front property line. The plans submitted to the building department for a building permit had incorrect measurements and there was confusion as to what exactly the setbacks were. On May 17, 2023, staff met with the homeowner, Sam Christensen, onsite where measurements were determined as to the correct setbacks.

The original home, built in 1966, has a front setback of 31 feet measured to the front wall of the home. The original front landing and stairway had an 18-foot setback. It is unclear if the front porch and stairway were included in the setback requirements from the 1963 Zoning Code. (A copy of the code is attached with this report).

The zoning in 1966 for this property was R-3. The front setback requirement was 25'. The home met the building setback requirement of 25'. The front wall of the house is 31 feet from the inside back of the sidewalk. It appears that the original front steps & landing did not meet the setback requirement in 1966 but were approved and built. Likewise, the landing and stairway do not meet the zoning setbacks requirements as the property owners were attempting to match the previous footprint.

There is approximately a 10' vertical height difference between the front door landing to the driveway elevation. In speaking with the Murray City Building Official, it is impossible to construct a stairway and landing to meet the International Residential Code (IRC) building codes and meet the zoning front setback. For this reason, staff has suggested that the applicant apply for a variance.

The 1963 Zoning Code, Chapter 2, Section 9, Yards to be Unobstructed, states: "Every part of a required yard shall be open to the sky, unobstructed except for accessory building in a rear yard, or ordinary projections of skylights, sills, belt courses, cornices, chimneys, flues and other ornamental features which project into a yard not more than two and one-half feet, and open or lattice - enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers."

As a note: while conducting a field inspection in preparation of this staff report, staff observed that the adjacent property to the west has a similar house plan with the same vertical distance from the front porch and stairway to the public right of way.

II. LAND USE REGULATIONS

The subject property is located in the R-1-8 Zone. Section 17.100.80 of the Murray City Land Use Ordinance establishes “Yard Requirements”, which are minimum required setbacks. The front yard setback is required as a minimum depth of 25’.

The R-1-8 Zone allows for certain structures to encroach within the setback requirements.

Section 17.100.100: Yards to be Unobstructed, Exceptions:

The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet ($2\frac{1}{2}'$):

- A. Cornices, eaves, sills, buttresses or other similar architectural features.
- B. Fireplace structures and bays.
- C. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty-four inches (24") in height.

III. PROJECT REVIEW

Background

The Building Division brought the plans for the porch to Planning Staff’s attention as they sought to establish a building permit for the work that was underway on the subject property. The Planning Division review showed that the porch cover violated the front setback requirement, and the application for variance was filed.

Applicant’s Narrative and Materials

The applicant has provided a written response to questions reviewing the application against some of the tests for granting a variance (the Variance Analysis Form). The form has been attached to this report for review and consideration. Additional plans illustrating the location and dimensions of the porch relative to the front property line are also attached.

Public Input

Notices were sent to all property owners within 300 feet of the subject property. As of the date of this report, no comments or questions have been received from the public.

IV. VARIANCE FINDINGS

Staff analysis and findings for compliance with standards for a variance as contained in Land Use Ordinance Section 17.16.060 are listed below.

- A. The literal enforcement of the Land Use Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance.**

The applicant’s request is for a variance to the 25’ front setback. The variance request is related only to the front porch and stairway. Required setbacks in residential zones provide open space in the neighborhood, positive aesthetics through the continuity they create, and

open driveways that create additional off-street parking on each lot.

- The requested variance is related to providing an ingress/egress from the front door to the public right of way (driveway or sidewalk).

Given the issues described above and considering that the construction of the front porch and stairway, establishing the requested setback, Staff concludes that while the requirement of a 25' front yard setback is not in and of itself a hardship, the literal enforcement of the 25' requirement would represent an unreasonable hardship that in this case is not necessary to fulfill the purposes of the ordinance. Staff finds that the application **does meet** this requirement for granting a variance.

B. There are special circumstances attached to the property that do not generally apply to other properties in the district.

Typically, in determination whether there are special circumstances associated with the request, staff does not consider the built environment as justification for granting a variance. However, the circumstances described in item A, above, relate to the nature of the request rather than to the property itself. The home itself was not in violation of any setbacks but because of the 10 vertical distance from the front door to the public right of way and sidewalk it is not possible to meet building codes for a landing and stairway within the 25-foot setback. Staff finds this a special circumstances attached to the property itself which relate to the requested variance. Staff finds that the application **does meet** this requirement for ranting a variance.

C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district.

As has been pointed out, the requested variance relates to ingress and egress from the front door of the dwelling to the public right of way. When the home was originally constructed the property should have been graded in a manner that did not have such a vertical height difference requiring a large extended landing and stairway. The code does allow exceptions for structural elements like the covered porch, balconies, eaves, and bay windows to encroach up to 4'. According to the building code interpretation from the Murray Building Official, it is not possible to build a front porch and stairway that meets building codes and remain within the 4' encroachment allowance. The home will not receive a Certificate of Occupancy without providing proper ingress/egress for the front door. Staff feels that granting the variance is essential to the enjoyment of a substantial property right. Staff finds that the application **does meet** this requirement for granting a variance.

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

The General Plan calls for single-family, low density residential development in this area. The requested variance would have no practical impacts that would be in any way contrary to the public interest or have any impact upon the General Plan. Staff finds that the application **meets** this requirement for granting a variance.

E. The spirit of the Land Use Ordinance is observed, and substantial justice done.

In review of this case Staff sees no practical impact from the requested variance, and Staff finds that granting the variance will not violate the spirit of the ordinance, and that the application **meets** this requirement for granting a variance.

V. UNREASONABLE HARDSHIP ANALYSIS

In determining whether enforcement of the Land Use Ordinance would cause unreasonable hardship, the Hearing Officer may not find an unreasonable hardship unless the applicant proves that the alleged hardship:

A. Is located on or associated with the property for which a variance is sought.

The alleged hardship is associated with the property for which the variance is sought.

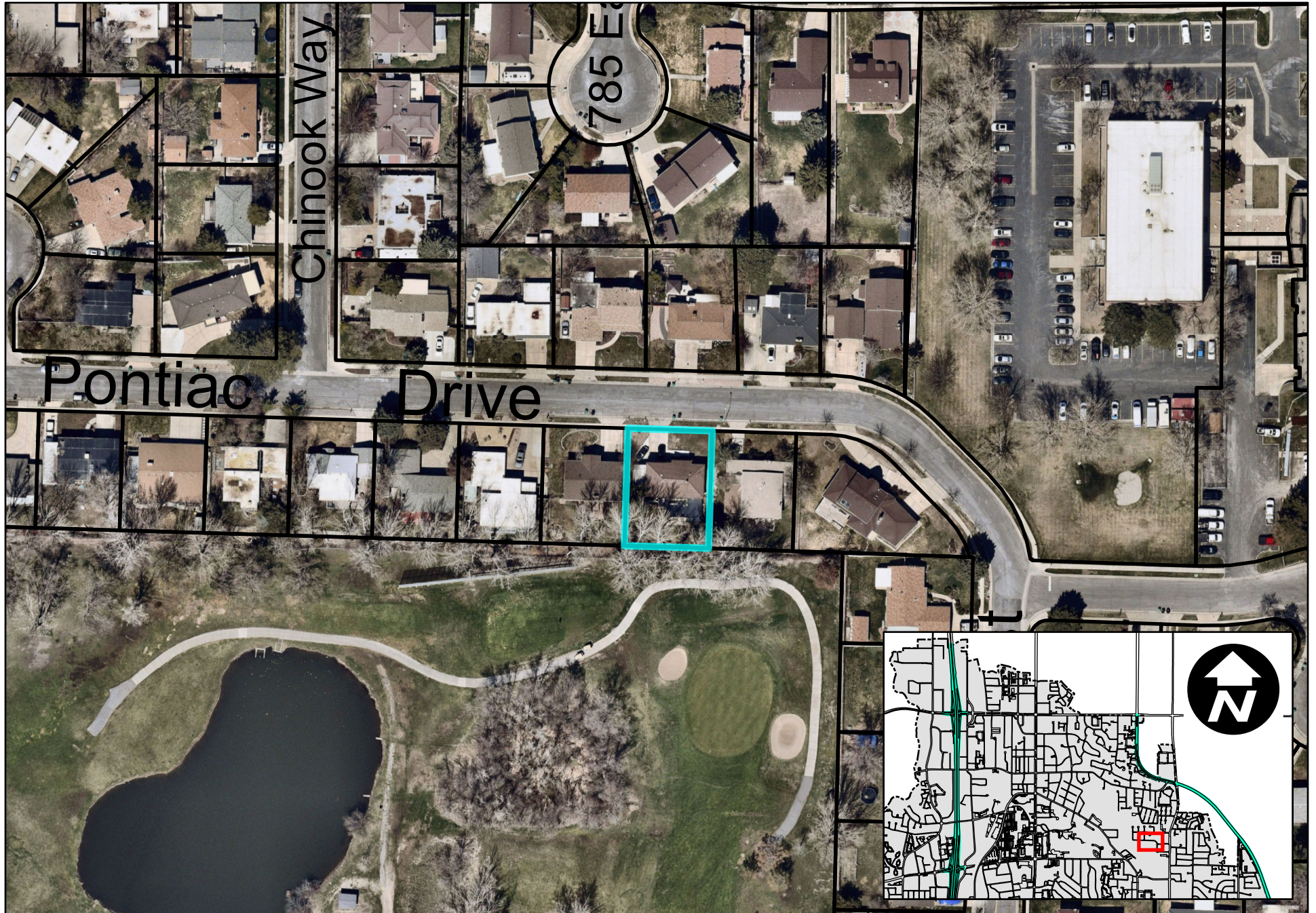
B. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. Special circumstances must: (1) Relate to the hardship complained of, and (2) Deprive the property owner of privileges granted to other properties in the same district.

As established by Staff's analysis of the tests of hardship, the circumstances are peculiar to the existing dwelling and placement on the property, and do not arise from the applicant's actions. As such, Staff cannot recommend that the variance should be granted.

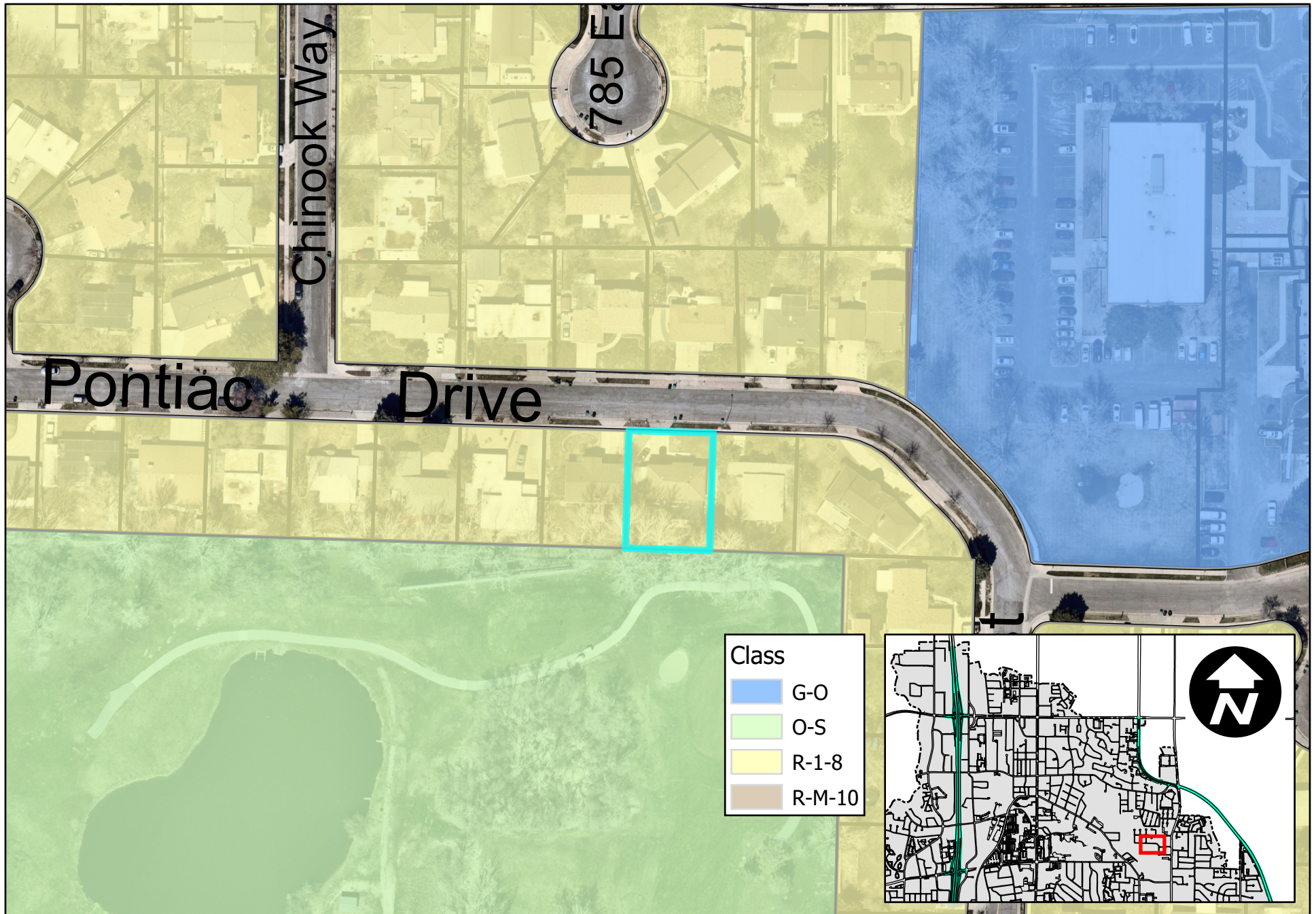
VI. CONCLUSION/RECOMMENDATION

Based on review and analysis of the application materials, the subject property, surrounding area, and applicable sections of the Murray City Land Use Ordinance, Staff finds that the application **does meet** all applicable standards of review for the granting of a variance to allow the front landing and stairway to be within 17 feet from the front setback line as measured from at the outside edge of the stairway, and recommends **APPROVAL** of the requested variance to the requirements of Sections 17.100.080 & 17.100.100 of the Murray City Land Use Ordinance.

788 East Pontiac Drive



788 East Pontiac Drive



HEARINGS OFFICER APPLICATION

Permit # 2300283

Type of Application (check all that apply):

☒ Variance

☐ Expansion of Non-Conforming Use

☐ Appeal

Subject Property Address: 788 E PONTIAC DR MURRAY, UT 84107

Parcel Identification (Sidwell) Number: 2208304013

Parcel Area (acreage): 0.16 Current Use: RESIDENTIAL

Floor Area: 1,831 SQ FT Zoning Classification: R-1-8

Applicant Name: SAM CHRISTENSEN

Mailing Address: 788 E PONTIAC DR.

City, State, ZIP: MURRAY, UT 84107

Daytime Phone #: 801-550-5426 Fax #: _____

Email address: samkc111@yahoo.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: 788 E PONTIAC DR

City, State, Zip: MURRAY, UT 84107

Property Owner Email Address: samkc111@yahoo.com

Daytime Phone #: 801-550-5426 Fax #: _____

Type of variance request, exact measurement, and reason for request: FRONT SETBACK

(SECTION 17.100.100) TO BE 17' FOR LANDING AND STAIRS.

HARDSHIP REQUEST SO THAT BUILDING CODE REQUIREMENTS

CAN BE MET FOR OUR RAISED FRONT DOOR AND STEPS TO IT.

Authorized Signature:  Date: 5/22/2023

VARIANCE ANALYSIS FORM
(To be filled out by the applicant)

Permit # _____

1. Is the applicant being deprived of property rights possessed by other property owners in the area? **NO**

2. Is the problem caused by actions of the land owner?

NO

3. What special circumstances are associated with your property that is different from other properties in your zoning district?

FRONT DOOR IS RAISED ABOUT 9' FROM GROUND LEVEL.

4. What special conditions associated with this application constitute a hardship?

THE RAISED FRONT DOOR REQUIRES A STAIRCASE AND LANDING AREA THAT EXTEND TO A 17' SETBACK IN ORDER TO MEET BUILDING CODE.

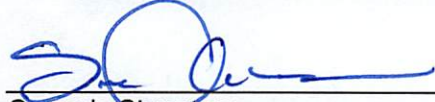
Property Owners Affidavit

STATE OF UTAH

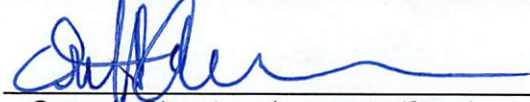
§

COUNTY OF SALT LAKE

I (we) SAM CHRISTENSEN & BRITTANY CHRISTENSEN, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.



Owner's Signature



Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 20 day of May, 2023.




Notary Public

Residing in SALT LAKE

My commission expires: 9/22/23

Agent Authorization

I (we), SAM & BRITTANY CHRISTENSEN, the owner(s) of the real property located at 788 E PONDAL DR, in Murray City, Utah, do hereby appoint

SAM CHRISTENSEN, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

SAM CHRISTENSEN to appear on my (our) behalf before any City board or commission considering this application.



Owner's Signature

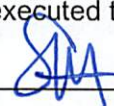


Owner's Signature (co-owner if any)

On the 20 day of May, 2023, personally appeared before me

SAM CHRISTENSEN & BRITTANY CHRISTENSEN the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.




Notary Public

Residing in SALT LAKE

My commission expires: 9/22/23

SAM & BRITTANY CHRISTENSEN RESIDENCE

Exterior Deck Remodel
188 East Pontiac Drive
Murray, Utah

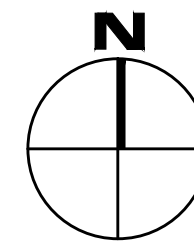
DANCE
ASSOCIATES
ARCHITECTS
PLANNERS
L.L.C.

ABBREVIATIONS & SYMBOLS:

PROJECT DIRECTORY:

SITE/REFERENCE PLAN:

NOT TO SCALE



NOTE TO PLAN CHECK:

2823 EAST MOUNTAIN VIEW DRIVE
Salt Lake City, Utah 84109
(801) 589-1025
(801) 278-1449
bob@danceandassociates.com

1	AND	FL.	FLOOR	RD.	ROOF DRAIN
2	ANGLE	FLASH.	FLASHING	REF.	REFERENCE
3	AT	FLUOR.	FLUORESCENT	REFR.	REFRIGERATOR
4	CENTERLINE	F.O.C.	FACE OF CONCRETE	RELO.	RELOCATE EXISTING
5	DIAMETER	F.O.F.	FACE OF FINISH	REGR.	REGISTER
6	NUMBER	F.O.A.	FACE OF STUDS	RENF.	REINFORCED
7	EXISTING	FFRF.	FIREPROOF	REQ.	REQUIRED
8		FS.	FULL SIZE	RESIL.	RESILIENT
9		FT.	FOOT FOR FEET	RM.	ROOM
10		FIG.	FOOTING	R.O.	ROUGH OPENING
11		FURR.	FURRING	RUD.	REDWOOD
12		RUT.	RUTURE	RULL.	RAIN WATER LEADER
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OWNER: SAM AND BRITTANY CHRISTENSEN
MURRAY, UTAH

ARCHITECT : DANCE & ASSOCIATES, ARCHITECTS L.L.C.
2823 EAST MOUNTAIN VIEW DRIVE
SALT LAKE CITY, UTAH 84109
BOB DANCE (801) 278-1449
bob@danceandassociates.com

CONTRACTOR : TO BE DETERMINED

STRUCTURAL ENGINEER: WCA ENGINEERING

BUILDING CODE INFORMATION:

ZONING: R - 1 - 8

APPLICABLE BLDG CODES: 2015 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE

OCCUPANCY USE: SINGLE FAMILY DWELLING

MUNICIPALITY: SALT LAKE CITY

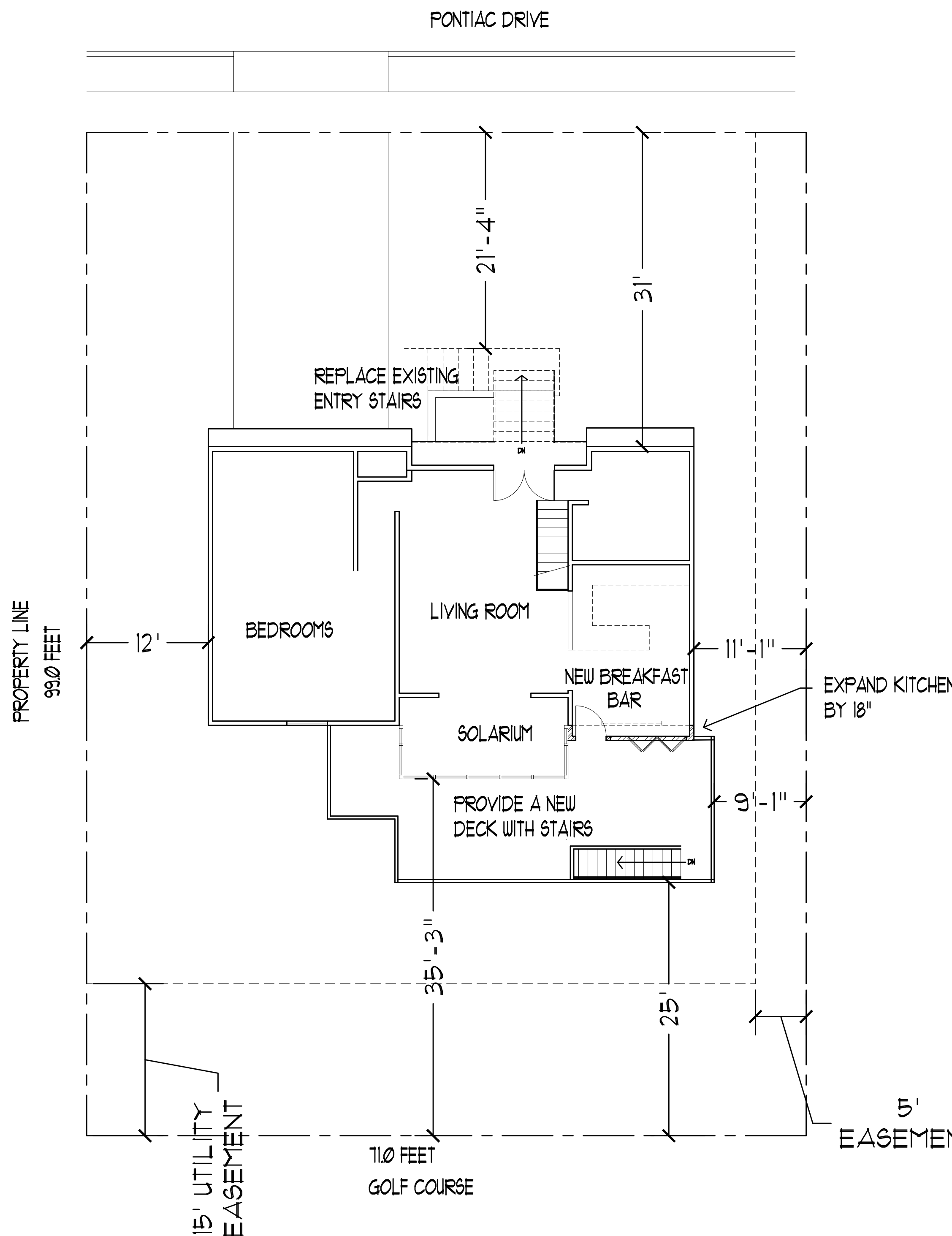
OCCUPANCY TYPE: R-3 DWELLINGS

TYPE OF CONSTRUCTION: TYPE V-N

EXISTING SQ FT/MAIN FLOOR: 1831 SQ FT (APPROXIMATE)

ADDED SQ FT/MAIN FLOOR: 18 SQ FT (APPROXIMATE)

ADDED SQ FT/DECK: 453 SQ FT (APPROXIMATE)



SCOPE OF WORK :

NEW CONSTRUCTION INCLUDES REMOVING THE EXISTING DAMAGED STEEL ENTRY STAIR AND REPLACING IT WITH A NEW WOOD STAIR INCLUDING AN EXTENDED LANDING TO REPLACE THE EXISTING 28" LANDING AT THE ENTRY DOOR.
A NEW DECK IS ADDED TO THE REAR OF THE HOME WITH A SMALL KITCHEN EXTENSION TO MAKE ROOM FOR A DOOR AND FOLDING WINDOW TO ACCESS THE NEW DECK.

ENERGY COMPLIANCE :

CONTRACTOR TO DESIGN PER INTERNATIONAL ENERGY COMPLIANCE CODE, 2015 VERSION.

HVAC, ELECTRICAL, PLUMBING:

THE HVAC WILL BE EXTENDED IF NEEDED AT THE NEW KITCHEN ADDITION.

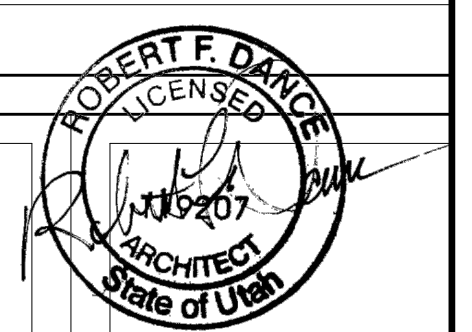
ELECTRICAL MAY BE REVISED AT THE KITCHEN CABINET REMODEL. GFCI OUTLETS ARE REQUIRED WITHIN 48" OF THE SINK (WILL REMAIN IN THE SAME LOCATION). THE EXISTING ELECTRIC METER WILL BE MOVED TO THE EAST SIDE RATHER THAN KEEPING IT BELOW THE NEW DECK.

PLUMBING - NO CHANGES.

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OCTOBER 24, 2022

REVISIONS

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- A 21 MAIN LEVEL CONSTRUCTION PLAN
- A 22 EXTERIOR ELEVATIONS
- A 23 EXTERIOR ELEVATIONS

STRUCTURAL

- SNI GENERAL STRUCTURAL NOTES
- S00 FLOOR PLANS
- S01 STRUCTURAL DETAILS

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH
COVER SHEET

PROJECT:

22 1032.06

DATE:

10/24/22

DRAWN BY:

RF

SHEET NO.

A0.0

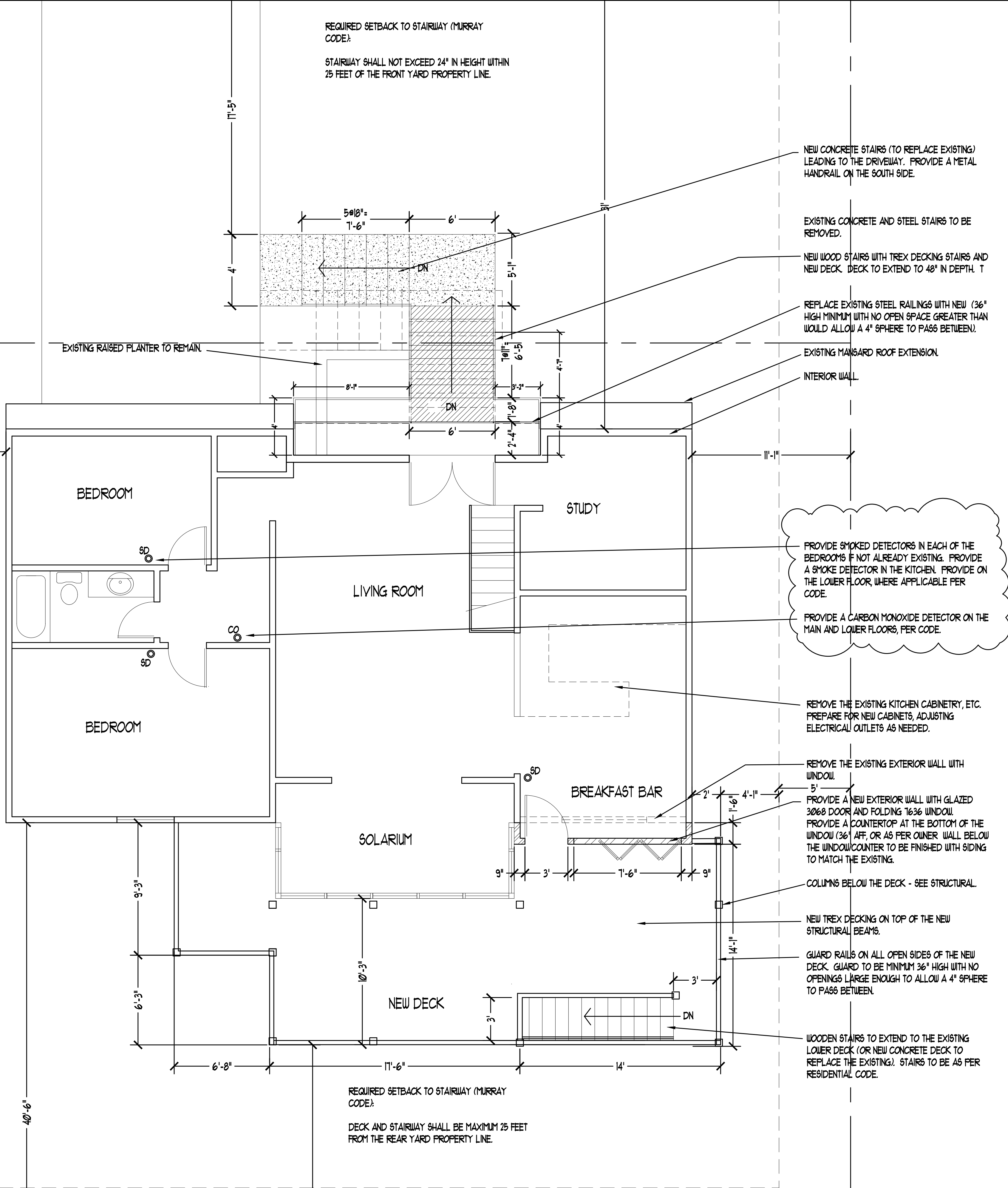
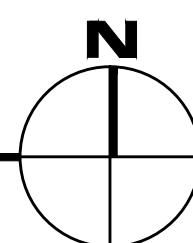
SCALE:

NA

N 1 deg 30' E 99.0' FT

MAIN LEVEL CONSTRUCTION PLAN

1/4" = 1'-0"



GENERAL NOTES:

- REMOVE THE EXISTING FRONT STAIRWAY AND REPLACE WITH NEW STEEL STAIR AND CONCRETE STAIR TO DRIVEWAY. SEE STRUCTURAL AND STEEL SHOP DRAWINGS FOR DETAILS.
- REMOVE THE EXISTING SOUTH SIDE WALL WITH WINDOW - WHERE SHOWN.
- PROVIDE THE NEW DECK AND FLOOR FRAMING (SEE STRUCTURAL). PROVIDE THE NEW EXTERIOR WALL WITH DOOR AND FOLDING WINDOW. PROVIDE A COUNTERTOP AT THE WINDOW (QUARTZ OR SIMILAR APPROPRIATE FOR EXTERIOR USE). FINISH THE WALL WITH SIDING TO MATCH THE EXISTING (REUSE THE EXISTING IF POSSIBLE).
- PROVIDE THE NEW DECK WITH TREX OR SIMILAR.
- PROVIDE THE NEW DECK RAILING - OWNER OPTION FOR STYLE, MATERIAL AND FINISH. COMPLY WITH BUILDING CODE REQUIREMENTS FOR MINIMUM HEIGHT (36") AND OPENINGS IN THE GUARDS (NO 4" SPHERE TO PASS BETWEEN).
- PROVIDE THE NEW DECK STAIRS OF WOOD CONSTRUCTION, CODE COMPLIANT (MAXIMUM 1-3/4" HEIGHT, MINIMUM 10" TREAD DEPTH).
- ADAPT THE EXISTING "PATIO" FINISH TO ACCOMMODATE THE NEW STAIRS AS NEEDED.

LEGEND:

- EXISTING WALLS TO BE REMOVED.
- ===== EXISTING WALLS TO REMAIN.
- ===== TYPICAL NEW WALL.
- SYMBOL FOR DOOR NEW 3' X 6'-8" DOOR. ALL DOORS TO BE BUILDING STANDARD HEIGHT (MATCH EXISTING).
- NEW WALL CONSTRUCTION OF TYPE INDICATED.

INSULATION VALUES:

MINIMUM INSULATION VALUES:

WINDOVS	0.30 U FACTOR
DOORS	N/A (GLAZED)
CEILING/ROOF	49 R FACTOR
FRAME WALL	20 OR 13.5 R FACTOR
FLOOR VALUE	30 R FACTOR

WALLS, DOORS, WINDOWS, ETC SHOWN ON THIS DRAWING ARE INTENDED TO BE A REPRESENTATION OF EXISTING CONDITIONS BUT MAY VARY FROM ACTUAL. FOR EXACT INFORMATION, VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.

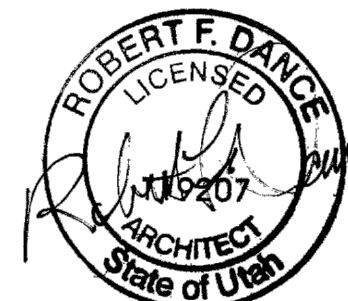
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ARCHITECTS
PLANNERS
L . L . C

2823 EAST MOUNTAIN VIEW DRIVE
Salt Lake City, Utah 84109
(801) 580-1025
(801) 278-1449
bob@danceandassociates.com

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OCTOBER 24, 2022

REVISIONS

10/28/22 added SD & CO detectors

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH
MAIN LEVEL CONSTRUCTION PLAN

PROJECT:

22 1032.06

DATE:

10/24/22

DRAWN BY:

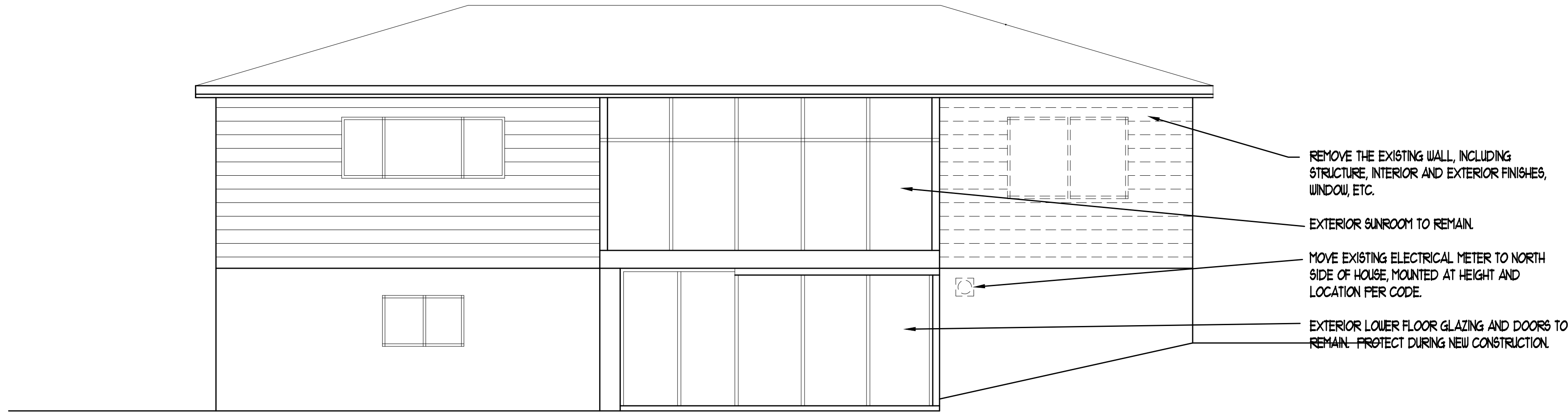
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SHEET NO.

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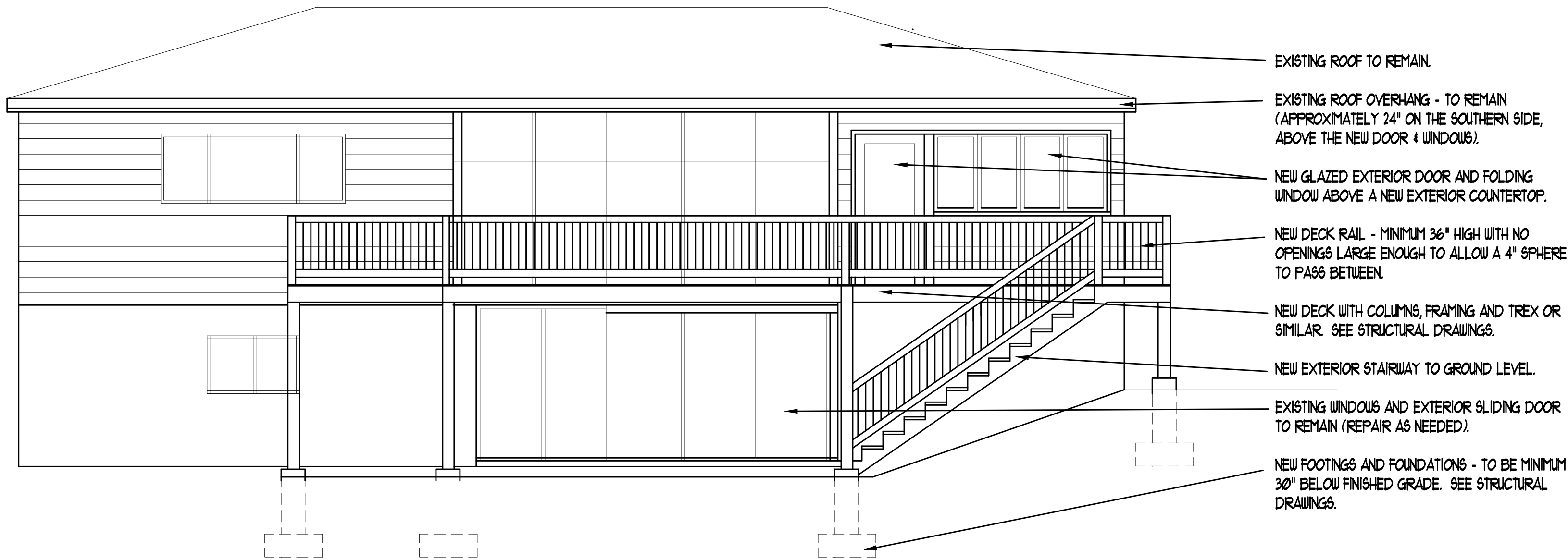
SCALE:

AS NOTED



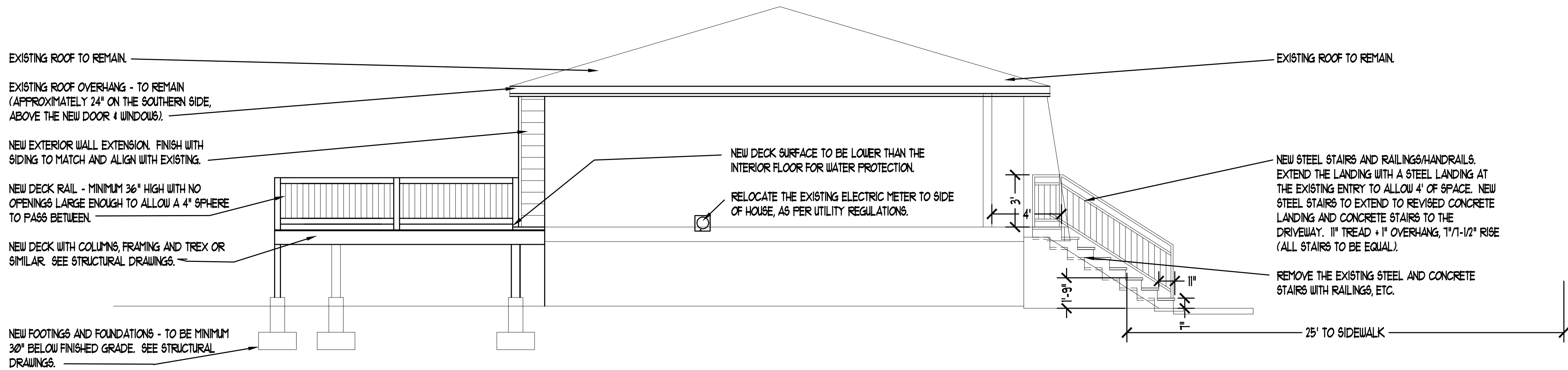
SOUTH SIDE DEMOLITION

1/4" = 1'-0"



SOUTH SIDE NEW CONSTRUCTION

1/4" = 1'-0"



EAST SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- NORTH ENTRY STAIRS:
1. REMOVE THE EXISTING NORTH ENTRY STEEL STAIRS, GUARD RAILING, CONCRETE STAIRS TO DRIVEWAY, AND DECKING MATERIAL (LEAVING THE STRUCTURE).
 2. PROVIDE ADDED DECK FRAMING NEXT TO THE EXISTING AND PROJECT OUT TO DISTANCE SHOWN ON THE PLAN. PROVIDE NEW TREX DECK FINISH.
 3. FINISH THE NEW EXPANDED DECK AND PROVIDE A NEW STEEL GUARD ON ALL OPEN SIDES OF THE DECK.
 4. PROVIDE A NEW WOOD STAIR STRUCTURE FROM THE EXPANDED DECK TO THE CONCRETE LANDING.
 5. REPLACE THE EXISTING CONCRETE STAIRS WITH NEW CONCRETE STAIRS, ADAPTING TO THE NEW WOOD STAIRS. FINISH THE LANDSCAPING ON EACH SIDE OF THE STAIRS AND LANDING.

- SOUTH KITCHEN EXPANSION AND NEW DECK:
1. REMOVE THE EXISTING SOUTH FACING EXTERIOR WALL ON THE EAST SIDE (KITCHEN WALL).
 2. PROVIDE THE NEW DECK FRAMING WITH STAIRS, EXTENDING THE NEW FRAMING INTO THE EXISTING FLOOR FRAMING UNDER THE KITCHEN TO SUPPORT THE NEW EXTERIOR WALL.
 3. CONSTRUCT THE NEW EXTERIOR KITCHEN WALL AND FINISH WITH FOLDING WINDOW, NEW EXTERIOR DOOR AND WALL. PROVIDE NEW EXTERIOR SIDING OR REPURPOSE THE EXISTING IF POSSIBLE.
 4. CONSTRUCT THE NEW DECK AND STAIRS WITH FRAMING AS SHOWN AND FINISH WITH NEW TREX DECKING. ADJUST THE STAIR HEIGHTS AS NEEDED TO MEET THE EXISTING PAYER PATIO ON THE LOWER LEVEL.
 5. PROVIDE NEW GUARD RAILING ON ALL OPEN SIDES OF THE DECK, AND DOWN EACH SIDE OF THE NEW STAIRS.

- MISCELLANEOUS NOTES:
1. REMOVE THE EXISTING ELECTRICAL METER AND RELOCATE TO THE EAST SIDE, MOUNTING IT AT A HEIGHT ALLOWED BY THE POWER COMPANY. ADJUST THE EXISTING POWER INSIDE THE HOUSE AS NEEDED.
 2. PROVIDE ONE ADDITIONAL ELECTRICAL OUTLET IN THE INTERIOR OF THE HOUSE, BELOW THE NEW COUNTERTOP.
 3. PROVIDE NEW KITCHEN CABINETS AND COUNTERS AS PER OWNER'S REQUEST. PROVIDE DRAWINGS TO THE CITY FOR APPROVAL IF NEEDED. ADJUST THE EXISTING PLUMBING AND ELECTRICAL AS NEEDED TO ACCOMMODATE THE NEW APPLIANCES (SIMILAR LOCATIONS TO THE EXISTING).
 4. ADJUST THE EXISTING KITCHEN LIGHTING TO ACCOMMODATE THE NEW LAYOUT.

LEGEND

- == == == == EXISTING WALLS TO BE REMOVED.
- ===== EXISTING WALLS TO REMAIN.
- ===== TYPICAL NEW WALL.
- SYMBOL FOR DOOR NEW 3' X 1' DOOR. ALL DOORS TO BE BUILDING STANDARD HEIGHT (MATCH EXISTING).
- NEW WALL CONSTRUCTION OF TYPE INDICATED.

DANCE
A . N . D
ASSOCIATES
ARCHITECTS
PLANNERS
L . L . C

2823 EAST MOUNTAIN VIEW DRIVE
Salt Lake City, Utah 84109
(801) 580-1025
(801) 278-1449
bob@dancendandassociates.com

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OCTOBER 24, 2022

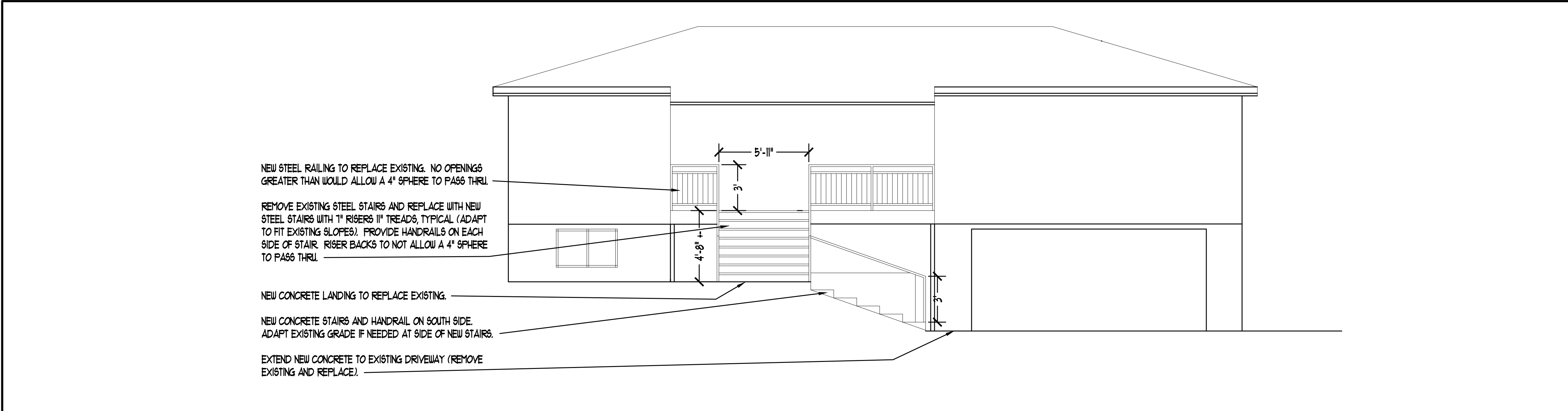
REVISIONS

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH
MAIN LEVEL CONSTRUCTION PLAN

WALLS, DOORS, WINDOWS, ETC SHOWN ON THIS DRAWING ARE INTENDED
TO BE A REPRESENTATION OF EXISTING CONDITIONS BUT MAY VARY
FROM ACTUAL. FOR EXACT INFORMATION, VERIFY ALL DIMENSIONS AND
CONDITIONS ON SITE.

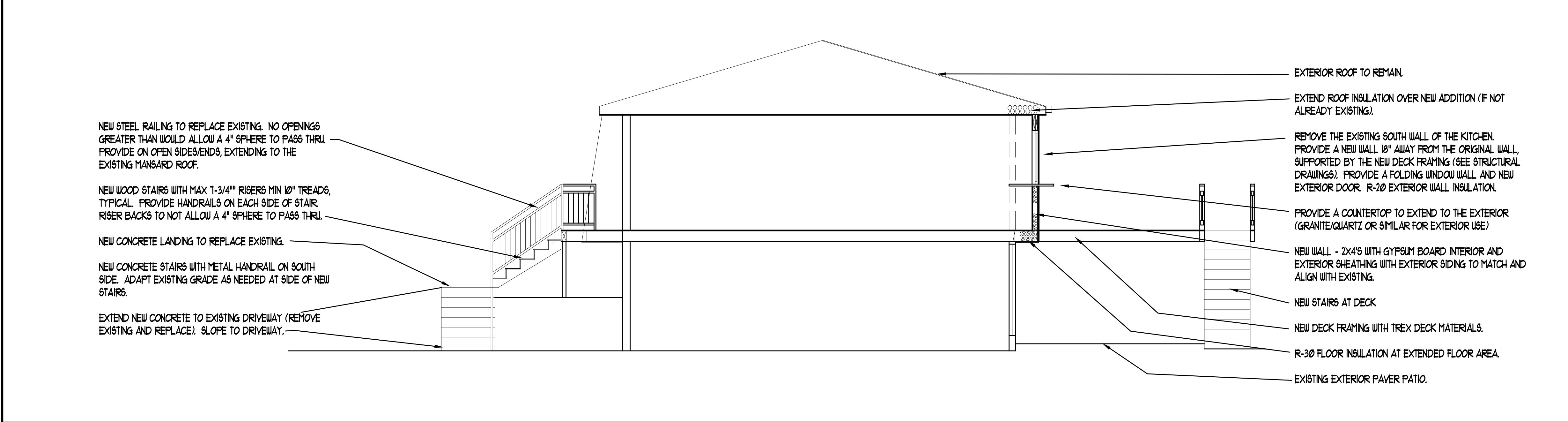
PROJECT:
22 1032.06
DATE:
10/24/22
DRAWN BY:
RFD

SHEET NO.
A2.2
SCALE:
AS NOTED



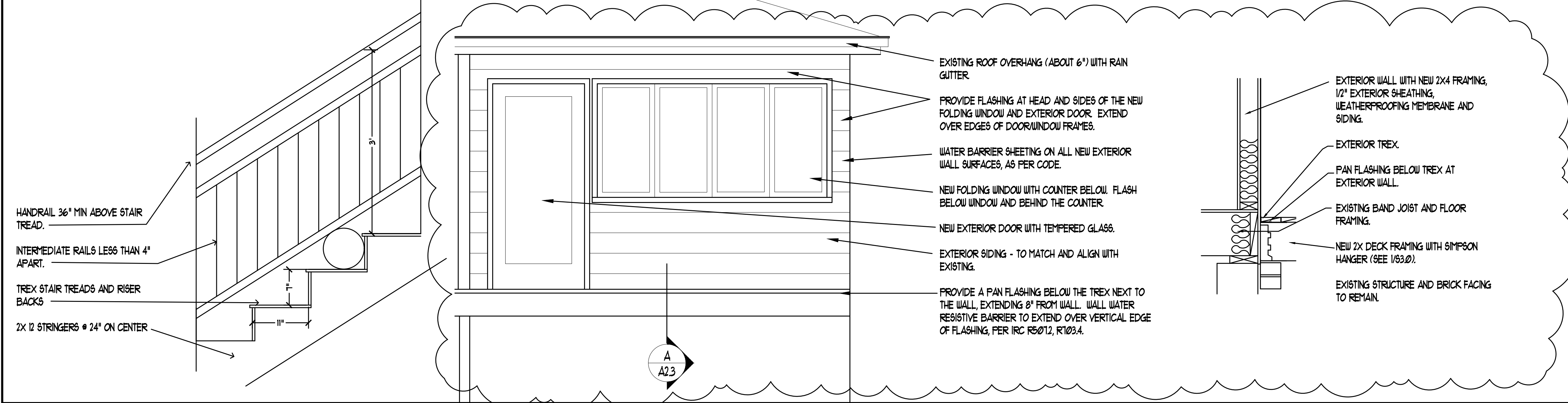
NORTH SIDE ELEVATION

1/4" = 1'-0"



CROSS SECTION - LOOKING EAST

1/4" = 1'-0"



NEW EXTERIOR WALL ELEVATION

1/2" = 1'-0"



STAIR DETAIL

NTS

WALL/DECK DETAIL

1" = 1'-0"

GENERAL NOTES

- OFFICE/PARLOR AREAS:
1. REFINISH EXISTING WALLS, FLOORS AND CEILINGS, REPAIRING WHERE NEEDED AND PREPARE FOR FINISHES.
 2. EXISTING DOORS AND JAMBES SHALL BE REFINISHED, AS PER DESIGNER. PROVIDE HARDWARE AS PER DESIGNER AND OWNER.
 3. EXISTING ELECTRICAL MAY REMAIN WHERE EXISTING (NOT SHOWN). FINISH ALL WITH NEW FIXTURES, COVERS, ETC. NOTE FLOOR OUTLETS - REMOVE IF NOT ALLOWED BY CODE AND PROVIDE A SIMILAR OUTLET IN A WALL NEARBY. FINISHES TO BE DETERMINED BY DESIGNER. AT A MINIMUM, PROVIDE CERAMIC TILE IN BOTH TOILET ROOMS, ON FLOOR, BASE AND WAINSCOT AT TOILETS, LAVS AND FULL HEIGHT IN SHOWERS.
- KITCHEN:
1. PROVIDE KITCHEN CABINETS, FIXTURES, AFFLIANCES, ETC AS PER DESIGNER. PLASTIC LAMINATE FINISH WITH QUARTZ COUNTERTOPS OR EQUAL.
- GARDEN ROOM, HALLWAYS AND STAIRS:
1. REMOVE THE EXISTING WALLS, WINDOWS, ETC WHERE SHOWN DOTTED OR AS NOTED.
 2. INFILL OPENINGS AT REMOVED DOORS AND WINDOWS.
 3. PROVIDE NEW INTERIOR AND EXTERIOR WALLS. PROVIDE NEW CONCRETE FOOTINGS, FOUNDATIONS, WALLS AND ROOF/DECK AS PER STRUCTURAL. PAINT FINISH PER DESIGNER. NEW WALLS SHALL HAVE 2X6 FRAMING, FULL THICK R-19 INSULATION, 5/8" GYPSUM BOARD AT INTERIOR, WALL SHEATHING AND TYVEK AT EXTERIOR. PROVIDE HARDI-PLAN, AND HARDI TRIMS, OR SIMILAR.
 4. RELOCATE EXISTING WINDOWS WHERE NOTED.

- GENERAL:
1. ALL EXISTING FIRE ALARMS, FIRE EXTINGUISHERS, FULL STATIONS, HORN STROBES, EMERGENCY LIGHTING, ETC SHALL REMAIN, OR MOVED AS NEEDED.

LEGEND

- --- --- --- EXISTING WALLS TO BE REMOVED.
- ===== EXISTING WALLS TO REMAIN.
- ===== TYPICAL NEW WALL.
- 3068 SYMBOL FOR DOOR NEW 3' X 6'-8" DOOR, WITH TEMPERED GLAZING.
- NEW WALL CONSTRUCTION OF TYPE INDICATED.

WALLS, DOORS, WINDOWS, ETC SHOWN ON THIS DRAWING ARE INTENDED TO BE A REPRESENTATION OF EXISTING CONDITIONS BUT MAY VARY FROM ACTUAL. FOR EXACT INFORMATION, VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.

DANCE
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PLANNERS
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OCTOBER 24, 2022

REVISIONS

10/28/22 added A/A23 & ext elevation

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH
MAIN LEVEL CONSTRUCTION PLAN

PROJECT:

22 1032.06

DATE:

10/24/22

DRAWN BY:

RFD

SHEET NO.

A2.3

SCALE:

AS NOTED

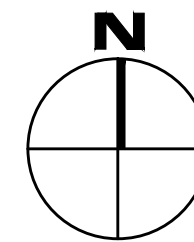
Exterior Deck Remodel
788 East Pontiac Drive
Murray, Utah

D A N C E
A . N . D
ASSOCIATES
A R C H I T E C T S
P L A N N E R S
L . L . C

2823 EAST MOUNTAIN VIEW DRIVE
Salt Lake City, Utah 84109
(801) 580-6023
(801) 278-1449
bob@danceandassocs.com

PROJECT DIRECTORY:

NOT TO SCALE



NOTE TO PLAN CHECK:

SCOPE OF WORK :

NEW CONSTRUCTION INCLUDES REMOVING THE EXISTING DAMAGED STEEL ENTRY STAIR AND REPLACING IT WITH A NEW WOOD STAIR INCLUDING AN EXTENDED LANDING TO REPLACE THE EXISTING 28' LANDING AT THE ENTRY DOOR.

A NEW DECK IS ADDED TO THE REAR OF THE HOME WITH A SMALL KITCHEN EXTENSION TO MAKE ROOM FOR A DOOR AND FOLDING WINDOW TO ACCESS THE NEW DECK.

ENERGY COMPLIANCE :

CONTRACTOR TO DESIGN PER INTERNATIONAL ENERGY COMPLIANCE CODE, 2015
VERSION.

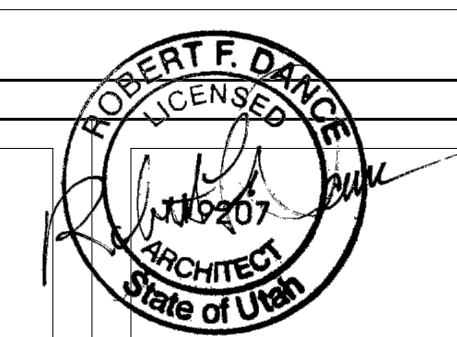
HYAC, ELECTRICAL, PLUMBING:

THE HYAC WILL BE EXTENDED IF NEEDED AT THE NEW KITCHEN ADDITION.

ELECTRICAL MAY BE REVISED AT THE KITCHEN CABINET REMODEL. GFCI OUTLETS ARE REQUIRED WITHIN 48" OF THE SINK (WILL REMAIN IN THE SAME LOCATION). THE EXISTING ELECTRIC METER WILL BE MOVED TO THE EAST SIDE RATHER THAN KEEPING IT BELOW THE NEW DECK.

PLUMBING - NO CHANGES.

LICENSE



OCTOBER 24, 2022

REVISIONS

INDEX TO DRAWINGS:

ARCHITECTURAL

A 00	COVER SHEET, CODE INFORMATION
A 21	MAIN LEVEL CONSTRUCTION PLAN
A 22	EXTERIOR ELEVATIONS
A 23	EXTERIOR ELEVATIONS

STRUCTURAL

SNI	GENERAL STRUCTURAL NOTES
S00	FLOOR PLANS
SDI	STRUCTURAL DETAILS

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH

COVER SHEET

PROJECT:

***22 1092.06**

DATE:

10/24/22

SHEET NO.

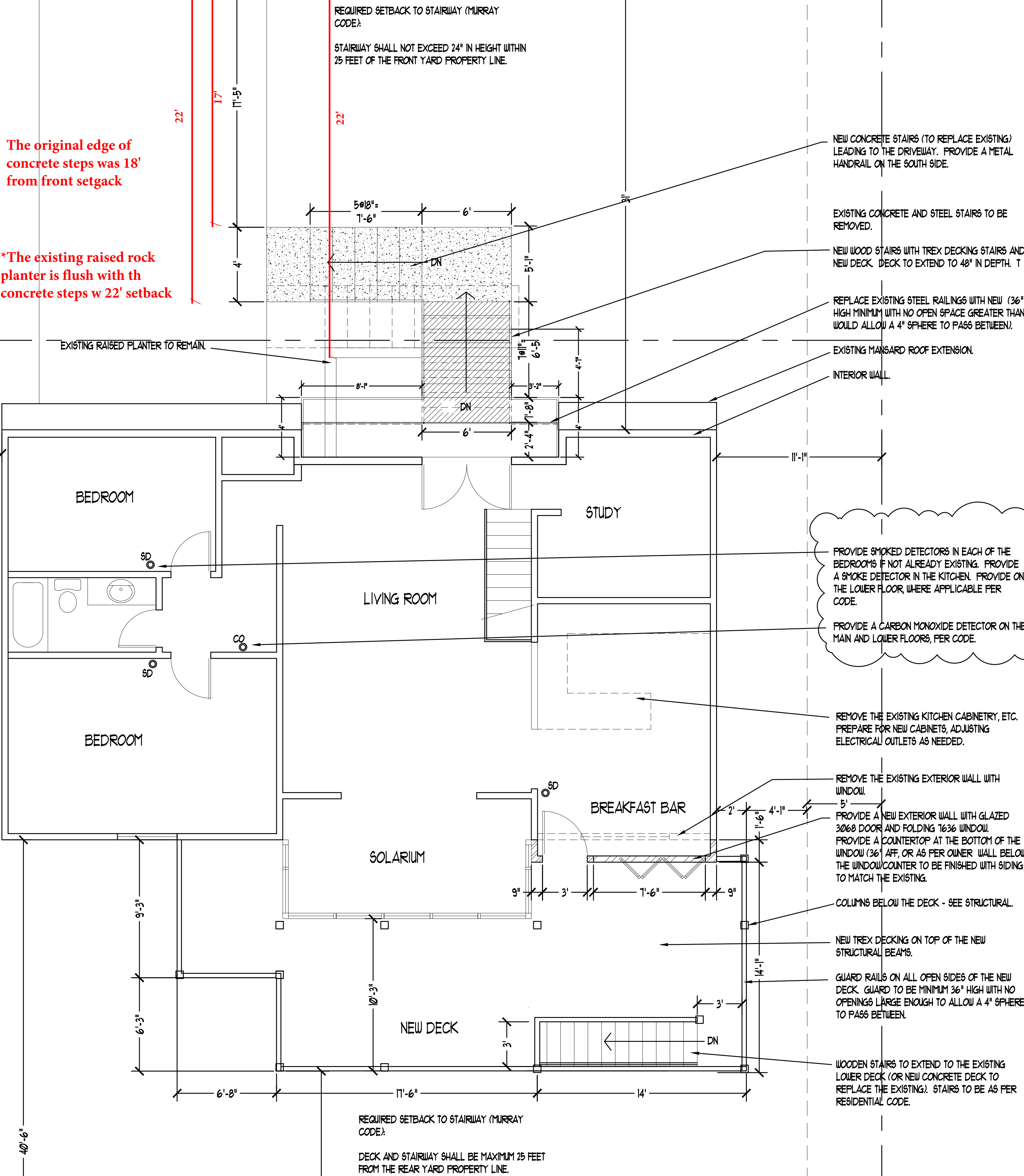
00

4X.X

Property line inside of sidewalk Red lines are as measured on 5.17.23 w Sam, property owner

The original edge of concrete steps was 18' from front setback

*The existing raised rock planter is flush with th concrete steps w 22' setback



GENERAL NOTES:

- REMOVE THE EXISTING FRONT STAIRWAY AND REPLACE WITH NEW STEEL STAIR AND CONCRETE STAIR TO DRIVEWAY. SEE STRUCTURAL AND STEEL SHOP DRAWINGS FOR DETAILS.
- REMOVE THE EXISTING SOUTH SIDE WALL WITH WINDOW - WHERE SHOWN.
- PROVIDE THE NEW DECK AND FLOOR FRAMING (SEE STRUCTURAL). PROVIDE THE NEW EXTERIOR WALL WITH DOOR AND FOLDING WINDOW. PROVIDE A COUNTERTOP AT THE WINDOW (QUARTZ OR SIMILAR APPROPRIATE FOR EXTERIOR USE). FINISH THE WALL WITH SIDING TO MATCH THE EXISTING (REUSE THE EXISTING IF POSSIBLE).
- PROVIDE THE NEW DECK WITH TREX OR SIMILAR.
- PROVIDE THE NEW DECK RAILING - OWNER OPTION FOR STYLE, MATERIAL AND FINISH. COMPLY WITH BUILDING CODE REQUIREMENTS FOR MINIMUM HEIGHT (36") AND OPENINGS IN THE GUARDS (NO 4" SPHERE TO PASS BETWEEN).
- PROVIDE THE NEW DECK STAIRS OF WOOD CONSTRUCTION, CODE COMPLIANT (MAXIMUM 1-3/4" HEIGHT, MINIMUM 10" TREAD DEPTH).
- ADAPT THE EXISTING "PATIO" FINISH TO ACCOMMODATE THE NEW STAIRS AS NEEDED.

LEGEND:

- EXISTING WALLS TO BE REMOVED.
- ===== EXISTING WALLS TO REMAIN.
- ===== TYPICAL NEW WALL.
- SYMBOL FOR DOOR NEW 3' X 6'-8" DOOR. ALL DOORS TO BE BUILDING STANDARD HEIGHT (MATCH EXISTING).
- NEW WALL CONSTRUCTION OF TYPE INDICATED.

INSULATION VALUES:

MINIMUM INSULATION VALUES:

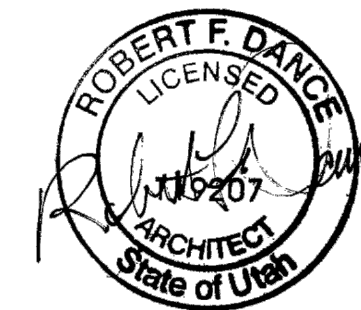
WINDOVS	0.30 U FACTOR
DOORS	N/A (GLAZED)
CEILING/ROOF	49 R FACTOR
FRAME WALL	20 OR 13.5 R FACTOR
FLOOR VALUE	30 R FACTOR

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OCTOBER 24, 2022

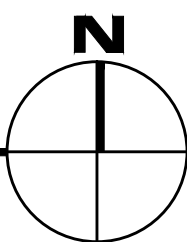
REVISIONS

10/28/22 added 5D & CO detectors

SAM AND BRITTANY CHRISTENSEN
EXTERIOR DECK REMODEL
188 EAST PONTIAC DRIVE
MURRAY, UTAH
MAIN LEVEL CONSTRUCTION PLAN

MAIN LEVEL CONSTRUCTION PLAN

1/4" = 1'-0"



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PROJECT:

22 1032.06

DATE:

10/24/22

DRAWN BY:

RFD

SHEET NO.

A2.1

SCALE:

AS NOTED



HEARING OFFICER NOTICE OF PUBLIC MEETING

June 14, 2023, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer for **Wednesday, June 14, 2023, at 12:30 p.m.** at Murray City Hall in the Poplar Conference Room #151 located at 10 East 4800 South regarding the following application: **Sam Christensen is requesting a variance to the front yard setback to allow for entry stairs to be replaced and meet building code. The request variance is from twenty-five feet (25') to seventeen feet (17') on the property addressed 788 East Pontiac Drive.** Please see the attached plans. You may attend the meeting in person to provide public comment, or you may submit comments via email at planning@murray.utah.gov.

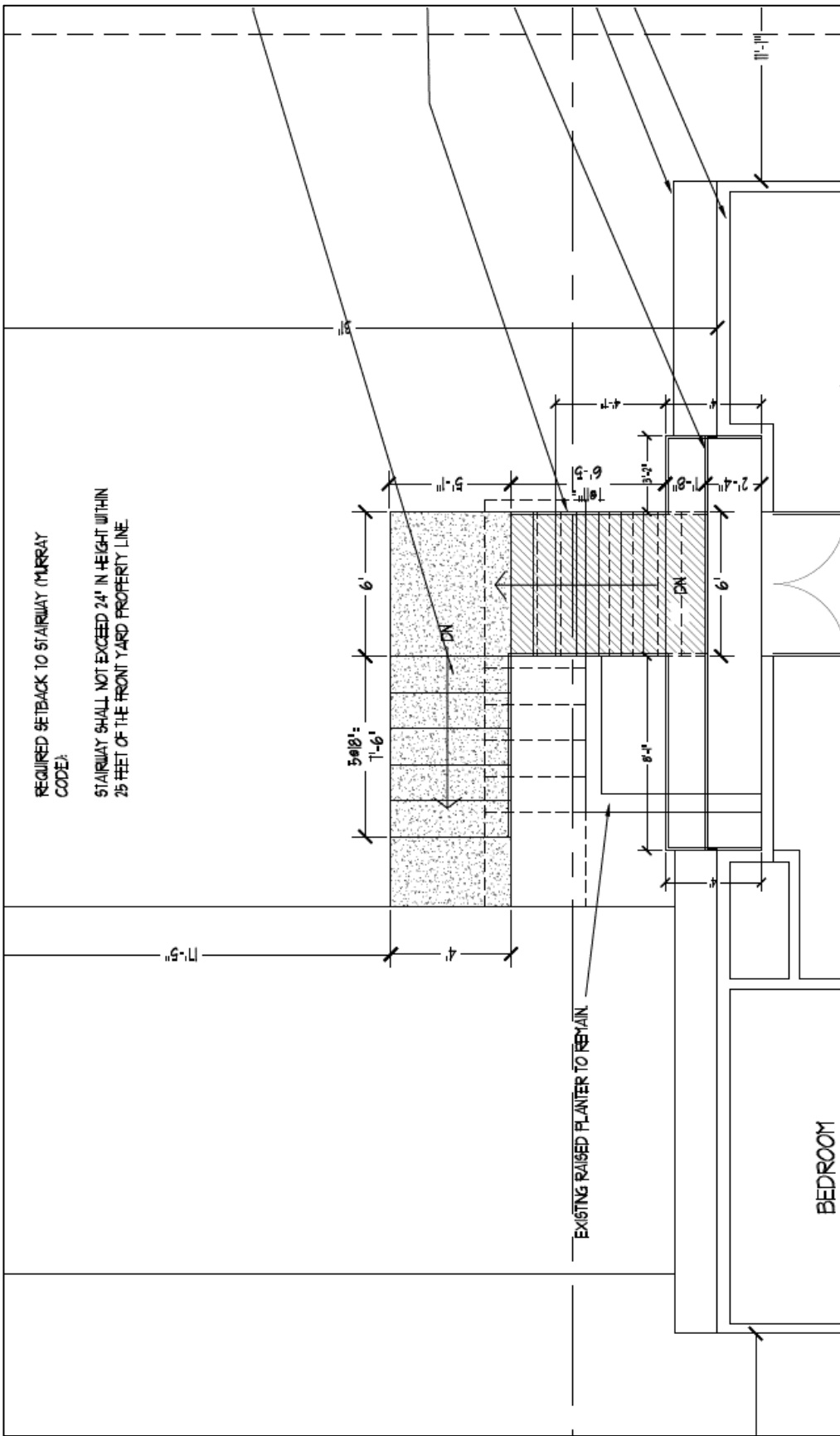
Comments are limited to 3 minutes or less and will be included in the meeting record.



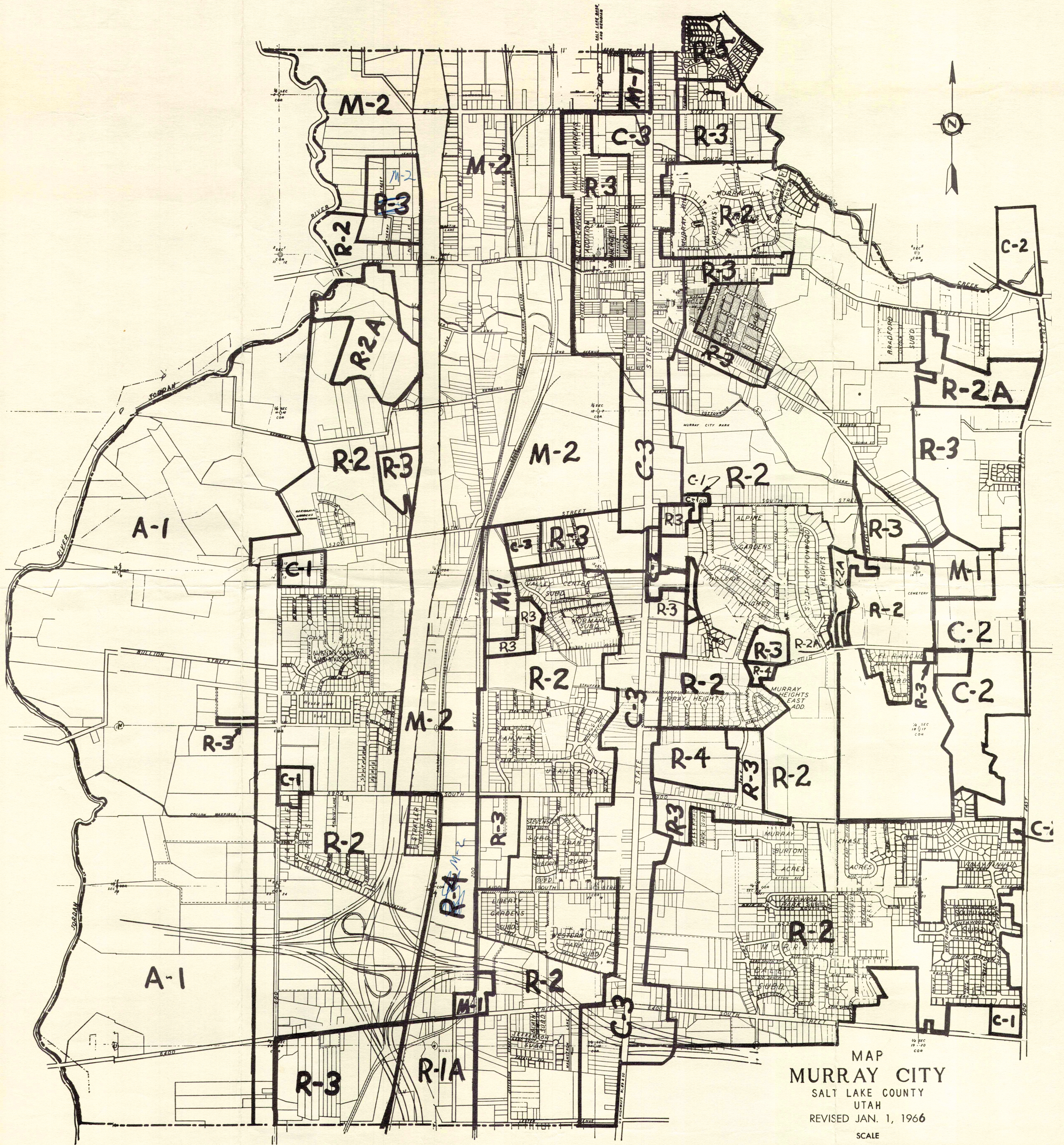
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2430, or email zsmallwood@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Proposed Front Yard
Setback is 17'



REQUIRED SETBACK TO STAIRWAY (MURRAY
CODE):
STAIRWAY SHALL NOT EXCEED 24" IN HEIGHT WITHIN
25 FEET OF THE FRONT YARD PROPERTY LINE



MAP
MURRAY CITY
SALT LAKE COUNTY
UTAH
REVISED JAN. 1, 1966
SCALE

(1) Any use permitted in Residential Zone R-1.

12-2. AREA REGULATIONS.

The minimum lot area shall be not less than eight thousand (8000) square feet.

12-3. WIDTH REGULATIONS.

The minimum width of any lot shall be seventy (70) feet, at a distance thirty (30) feet back from the front lot line.

12-4. SIDE YARD REGULATIONS.

The minimum side yard of any dwelling shall be eight (8) feet and the total width of the two required side yards shall be not less than eighteen (18) feet. Other main buildings shall have a minimum side yard of twenty (20) feet and the total width of the two yards shall be not less than forty (40) feet. The minimum side yard for a private garage shall be eight (8) feet, except that private garages and other accessory buildings located at least six (6) feet in the rear of the main building shall have a minimum side yard of not less than one (1) foot, provided that no private garage or other accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty (20) feet or the average of existing buildings where fifty (50) per cent or more of the frontage is developed, but in no case less than fifteen (15) feet or be required to be more than twenty (20) feet.

12-5. FRONT YARD, REAR YARD AND HEIGHT REGULATIONS.

Same as for Residential Zone R-1.

CHAPTER 13

RESIDENTIAL ZONE R-2A

13-1. USE REGULATIONS:

In Residential Zone R-2A, no building, structure or land shall be used and no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

(1) Any use permitted in

Residential Zone R-2.

(2) Two family dwellings.

(3) Three family dwellings, four family dwellings, multiple dwellings and group dwellings as described under 13-3 (Special Exceptions).

13-2. AREA REGULATIONS, SIDE YARD, FRONT YARD AND HEIGHT REGULATIONS:

(1) Same as for Zone R-2 for one family dwellings, and two family dwellings.

(2) For other dwellings see Special Exceptions (13-3).

13-3. SPECIAL

EXCEPTIONS:

(1) For developments containing three or more units, plans shall be submitted in sufficient detail to properly show the intended development of the entire site.

(2) If the entire site is to be developed for rental, condominium, or for cooperative ownership, the Planning Commission and the City Commission, after approval of plans, may permit such development without the ordinary division of property into lots, or the dedication of roads for public use, provided the following minimum requirements are complied with:

(a) A public hearing by the City Commission is held. Notice of such hearing shall be published at least once in a newspaper of general circulation within the City at least fifteen (15) days prior to such hearing.

(b) No such development shall be approved unless the Planning Commission finds such development to be in accord with the general purposes and intent of the comprehensive Zoning Ordinance of Murray City, and that approval of the development is in the best interest of the Community.

(c) That group dwellings which are arranged around a court shall meet the minimum requirements for group dwellings as prescribed under Residential Zone R-3.

(d) That where buildings front on a private street they be set back twenty (20) feet from the curb line of such street.

(e) That no separate dwelling structures shall be closer to each other than twenty (20) feet.

(f) That no building or structure shall be permitted closer than twelve (12) feet to the side property line from a boundary of the development.

(g) No building or structure shall exceed two and one-half (2½) stories or 35 feet in height.

(h) No approval shall be given a development with a density greater than forty (40) families per acre.

See Page 30,
1970 Supplement

CHAPTER 14

RESIDENTIAL ZONE R-3

14-1. USE REGULATIONS.

(a) In Residential Zone R-3, no building, structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Any use permitted in Residential Zone R-2.

(2) Multiple dwellings; group dwellings; three-family and four-family dwellings.

(3) Colleges, Universities; fraternities; sororities; apartment houses; boarding and lodging houses.

(4) Medical and dental clinics and laboratories.

(5) Office, business or professional; optometrist or oculist.

(6) Old Folks Home.

(7) Child day care or nursery.

(8) Accessory uses and buildings customarily incidental to the above.

14-2. AREA REGULATIONS.

The minimum lot area shall be not less than seven thousand (7,000) square feet for each one-family dwelling, or eight thousand (8,000) square feet for each two-family dwelling, and not less than seven hundred fifty (750) square feet for each additional living units within a dwelling structure, or other

main buildings.

Each living unit must be provided with one (1) off-street parking space, that can be covered.

14-3. WIDTH REGULATIONS.

The minimum width of any lot shall be sixty-five (65) feet at a distance twenty-five (25) feet back from the front lot line.

14-4. SIDE AND REAR YARD REGULATIONS.

Same as for Residential Zone R-2.

14-5. FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight (8) feet shall be twenty-five (25) feet or the average of the existing buildings where fifty (50) per cent or more of the frontage is developed; but in no case less than fifteen (15) feet. Other private garages, and all accessory buildings other than private garages shall be located at least six (6) feet in the rear of the main building.

14-6. HEIGHT REGULATIONS.

Same as for Residential Zone R-1.

14-7. COVERAGE REGULATIONS.

No building or group of buildings with their accessory buildings shall cover more than sixty (60) per cent of the area of the lot.

14-8. GROUP DWELLINGS.

Special Provisions.

(1) Group dwellings shall be considered as one (1) building for the purpose of front, side and rear yard requirements, the entire group as a unit requiring one (1) front, one (1) rear, and two (2) side yards as specified above for dwellings.

(2) Group dwellings shall be not more than two and one-half (2½) stories or thirty-five (35) feet in height.

(3) East two or two and one-half (2 or 2½) story group-dwelling development shall have a minimum court or forty (40) feet in width and forty (40) feet in length, in addition to its required yards, and each one (1)

ting the violation of the provisions of this Ordinance shall be guilty of a misdemeanor and punishable as provided by Section 688 of chapter XXXII of Revised Ordinance of Murray City, 1936. Such person, firm, or corporation who intentionally violates this Ordinance shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this Ordinance is committed, continued, or permitted by such person, firm or corporation, and shall be punishable as herein provided.

CHAPTER 2 SUPPLEMENTARY AND QUALIFYING REGULATIONS

2-1. EFFECT OF CHAPTER.

The regulations hereinafter set forth in this Chapter qualify or supplement, as the case may be, the zone regulations appearing elsewhere in this Ordinance.

2-2. LOTS IN SEPARATE OWNERSHIP.

The requirements of this Ordinance as to minimum lot area or lot width shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time this Ordinance becomes effective.

2-3. YARD SPACE FOR ONE BUILDING ONLY.

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

2-4. EVERY DWELLING TO BE ON A "LOT".

Every dwelling shall be located and maintained on a "lot" as defined in this Ordinance.

2-5. SEPARATELY OWNED LOTS—REDUCED YARDS.

On any lot under a separate ownership from adjacent lots and of record at the time of passage of this Ordinance, and such lot having a smaller width than required for the zone in which it is located, the width of each of the side yards for a dwelling may be reduced to a width which is not less than the same percentage of the width of the lot as the required side yard would be of the required lot width, provided that on interior lots, the smaller of the two yards shall be in no case less than five (5) feet, or the larger less than eight (8) feet; and for corner lots the side yard on the side street shall be in no case less than ten (10) feet or the other side yard be less than five (5) feet.

2-6. PRIVATE GARAGE WITH SIDE YARD—REDUCED YARDS.

On any interior lot where a private garage, containing a sufficient number of parking spaces to meet the requirements of this Ordinance, has a side yard equal to the minimum side yard required for a dwelling in the same zone, the width of the other side yard for the dwelling may be reduced to equal that of the minimum required side yard; and on any lot where such garage has such side yard the rear yard of the dwelling may be reduced to fifteen (15) feet, provided the garage also has a rear yard of at least fifteen (15) feet.

2-7. SALE OR LEASE OF REQUIRED SPACE.

No space needed to meet the width, yard, area, coverage, parking or other requirements of this Ordinance for lot or building may be sold or leased away from such lot or building.

2-8. SALE OF LOTS BELOW MINIMUM SPACE REQUIREMENTS.

No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot, except by permit of the Board of Adjustment.

2-9. YARDS TO BE UNOBSTRUCTED—EXCEPTIONS.

Every part of a required yard shall be open to the sky, unobstructed except for accessory buildings in a rear yard, the ordinary projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than two and one-half (2½) feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet.

2-10. AREA OF ACCESSORY BUILDINGS.

No accessory building nor group of accessory buildings in any residential zone shall cover more than twenty-five (25) per cent of the rear yard.

2-11. ADDITIONAL HEIGHT ALLOWED.

Public, semi-public utility buildings, when authorized in a zone, may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each otherwise established building line at least one (1) foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

2-12. EXCEPTIONS TO HEIGHT LIMITATIONS.

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theatre lofts, silos, or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space.

2-13. MINIMUM HEIGHT OF MAIN BUILDINGS.

No building shall be erected to a height less than one (1) story above grade.

2-14. MAXIMUM HEIGHT OF ACCESSORY BUILDINGS.

No building which is accessory to a one-family, two-family, three family or four-family dwelling shall be erected to a height greater than one (1) story or twenty (20) feet.

2-15. CLEAR VIEW OF INTERSECTING STREETS.

In all zones which require a front yard, no obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; and pedestal-type identification signs and pumps at gasoline service stations.

2-16. MAXIMUM HEIGHT OF FENCES AND WALLS.

See Page 29
1970 Supplement

2-18. WATER AND SEWAGE REQUIREMENTS.

In all cases where a proposed building or proposed use will involve the use of sewage facilities, and a sewer as defined in the Murray City Sewer Ordinance, is not available, and all cases where a proposed supply

