



NOTICE OF MEETING
MURRAY CITY HEARING OFFICER
MURRAY, UTAH 84107

PUBLIC NOTICE IS HEREBY GIVEN that in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020, the Murray City Hearing Officer will hold an electronic only regular meeting at 12:30 p.m., Wednesday, June 10, 2020. **No physical meeting location will be available.**

To view or listen to the meeting electronically, please contact the Planning Division at 801-270-2420 or planning@murray.utah.gov so we can make arrangements to accommodate your participation.

Meeting Date: June 10, 2020
Meeting Place: Murray City Municipal Council Chambers
Staff Meeting: 12:15 p.m. (Conference Room)
Meeting Time: 12:30 p.m.

BUSINESS ITEM:

1. Conflict of Interest

VARIANCE

2. Case #1572 – Barbara Zakarian 420 East Vine Street Addition to Nonconforming Structure	Project #20-060
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OTHER BUSINESS

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.

On the 5th day of June 2020, before 5:00 p.m. a copy of the foregoing Notice of Meeting was posted in accordance with Section 10-9a-201 through 209, U.C.A. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov



Jared Hall
Community Development Supervisor



AGENDA ITEM #2

ITEM TYPE:	Expansion of a Non-Conforming Use/Building		
ADDRESS:	420 East Vine Street	MEETING DATE:	June 10, 2020
APPLICANT:	Barbara Zakarian	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	22-07-254-007	CASE NUMBER:	1572
ZONE:	R-1-8, Low density single family	PROJECT NUMBER:	20-060
SIZE:	.14 acre site 879 ft ² existing residence 110 ft ² Addition		
REQUEST:	The applicant would like to construct an addition to an existing single family house that is currently non-conforming to side setback regulations as written in section 17.100.080 of the Land Use Ordinance.		



I. LAND USE ORDINANCE

Section 17.52.040 of the Murray City Land Use Ordinance allows for a building or structure occupied by a nonconforming use, or a building that is nonconforming as to height, area, or yard regulations to be added to, enlarged or moved to another location on the lot subject to review by the Hearing Officer. The building on the subject property is nonconforming to yard regulations, and the proposed addition will increase the size of the structure.

II. PROJECT REVIEW

Subject Property + Background

The subject property is a single-family residence located along Vine Street at approximately 400 East. The request for expansion is to allow the property owner to construct an approximately 110 ft² addition to the rear of the home and build an uncovered staircase within the side yard setback area.

According to the Salt Lake County Assessor's office the existing dwelling was built in 1928. Since then, zoning on the property has changed and created a nonconforming structure. The site plan provided by the applicant shows the following setbacks:

	Existing	Proposed	Required
Front	31'2"	31'2"	25'
Rear	81'4"	73'4"	15'
Side	West: 8'2" East: 7'7"	West: 8'2" East: 7'7"	West: 12' East: 8'

Proposed Addition

The applicant would like to construct a 110 ft² greenhouse/sunroom as an addition to their existing home. The home currently does not meet the requirements of the R-1-8, Low Density Single Family Zone. The home encroaches into the side yard setback by three feet ten inches (3'10"). The request for an addition to the rear of the home would not increase any nonconformity on the property. The applicants proposal for an addition does not encroach into the already established nonconforming side yard setback. The addition would be built to the rear of the home elongating the existing home. Staff believes that this would not cause any additional burden to neighboring properties.

Proposed Stairwell

The plans provided by the applicant also include the installation of a new stairwell to the basement level of the home. This would encroach further into the side yard setback area

leaving approximately four feet seven inches (4'7") from the property line. In 2018, Case #1552 allowed for a variance to a side yard setback to install an exit from the basement area so long as it was not covered. Staff believes that allowing the property owner to construct a stairwell is consistent with the established precedent and will be in harmony with the ordinances as currently written.

III. FINDINGS

The Hearing Officer acting as the Murray City Appeal Authority may authorize approval of an addition, enlargement, or moving of a structure occupied by a nonconforming use or a structure that is nonconforming as to height, area, or yard regulations subject to the following findings:

1. The addition to, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this title;

The proposed addition of the single-family home is in harmony with the purpose of the R-1-8, Single Family Residential Zone that promotes and encourages family life by adding additional square footage to an existing dwelling.

The proposed addition is in harmony with the following statements that are located in Section 17.04.020(D), (F), and (H) of the Murray City Land Use Ordinance:

- Preserve and create a favorable environment for the citizens and visitors of the city.
 - Reinvestment in existing dwellings contributes to a favorable environment for the citizens of the city.
- Foster the city's residential, business and industrial development.
 - The proposed addition would allow for a more useable single-family home in an established area of Murray.
- Promote the development of a wholesome, serviceable and attractive city resulting from an orderly, planned use of resources.
 - The reinvestment of this property will help to increase its and neighboring home values in the area.

2. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

Staff does not believe that the proposed addition and stairwell will impose any unreasonable burden upon the lands located in the vicinity of the nonconforming structure. The existing dwelling has been in its current state since it was built in 1928 and Staff does not anticipate any concerns with the proposed request.

IV. CONCLUSION / RECOMMENDATION

Based on a review and analysis of the submitted material and applicable sections of the Murray City Land Use Ordinance, Staff finds that the proposal meets the standards for an expansion of a nonconforming structure and recommends **APPROVAL with the following conditions:**

1. The applicant shall obtain the appropriate Murray City Building Permits necessary for any proposed construction.

Attachments

HEARINGS OFFICER APPLICATION

Permit # _____

Type of Application (check all that apply):

Variance

Expansion of Non-Conforming Use

Appeal

Subject Property Address: 420 E Vine

Parcel Identification (Sidwell) Number: 220 725 401 00000

Parcel Area (acreage): .14 AC Current Use: Home

Floor Area: 879 Existing
1000 Sq Ft Zoning Classification: R-1-8

Applicant Name: Barbara ZAKARIAN

Mailing Address: 519 'B' ST

City, State, ZIP: S.L.C UT 84103

Daytime Phone #: 801 718 4736 Fax #:

Email address: b.zakarian @ comcast.net

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: 519 'B' ST

City, State, Zip: S.L.C UT 84103

Property Owner Email Address: b.zakarian @ comcast.net

Daytime Phone #: 801 718 4736 Fax #:

Type of variance request, exact measurement, and reason for request: _____

To construct addition in side yard to be inline
with existing legal Non Conforming Single Family
Dwelling (3 FT Beyond Set Back)

Authorized Signature: BZakarian Date: 5-18-20

Property Owners Affidavit

STATE OF UTAH

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COUNTY OF SALT LAKE

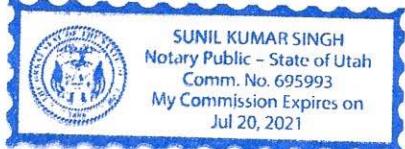
I (we) BARBARA ZAKARIAN, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects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

Barbara Zakarian

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 18th day of May, 2020.



Notary Public

Residing in 170 S Main Street
Murray City, Utah 84101

My commission expires: July 20, 2021

Agent Authorization

I (we), Barbara Zakarian, the owner(s) of the real property located at 420 Evine St, in Murray City, Utah, do hereby appoint AMO Architecture, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

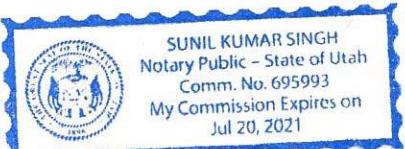
AMO Architecture to appear on my (our) behalf before any City board or commission considering this application.

Barbara Zakarian

Owner's Signature

Owner's Signature (co-owner if any)

On the 18th day of May, 2020, personally appeared before me Barbara Zakarian the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



Notary Public

Residing in 170 S Main Street
Murray City, Utah 84101

My commission expires: July 20, 2021



NOTICE OF PUBLIC MEETING

****In support of the Governor's "Stay Safe, Stay Home" directive as well as the Salt Lake County and Salt Lake County Health Department order to limit spread of COVID-19, the Hearing Officer meeting will be CLOSED to the general public. However, if you would like to view or participate in the meeting electronically, please contact the Planning Division and you will be provided with a link to do so. You may also submit your comments by email to zsmallwood@murray.utah.gov prior to the meeting.****

The Murray City Hearing Officer will hold a public meeting Wednesday, June 10, 2020 at 12:30 p.m. regarding the following application:

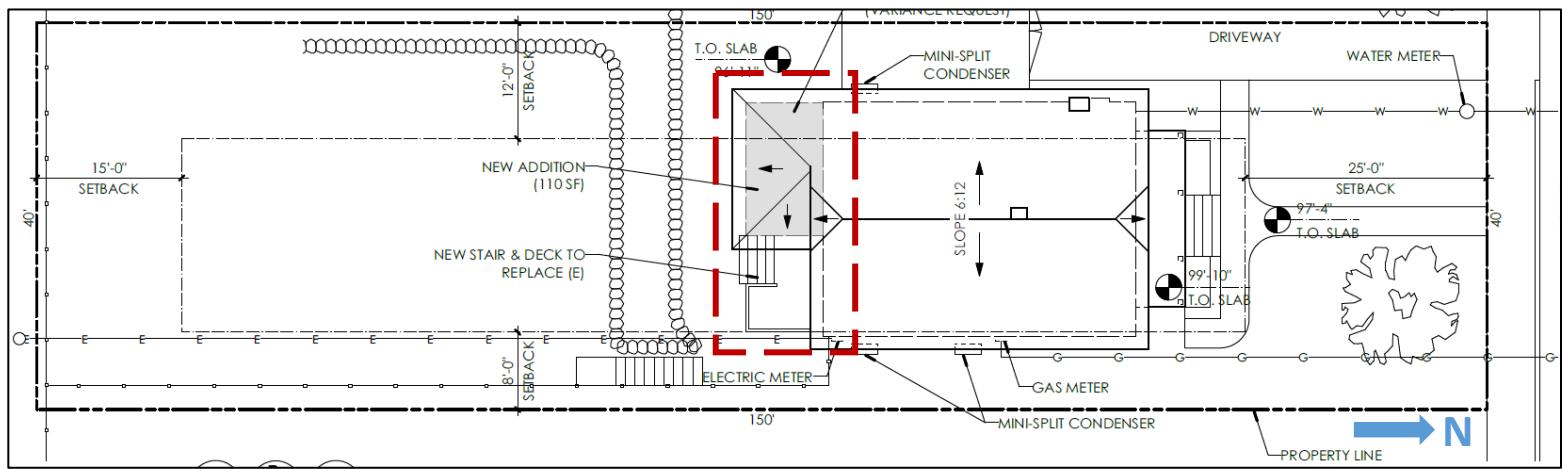
Barbara Zakarian made an application to the Murray City Hearing Officer requesting an expansion of a nonconforming building to construct an addition to the existing home for the property located at 420 East Vine Street. Please see the attached plan.



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 801-270-2407, or e-mail to 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.

Public Notice Dated | May 27, 2020



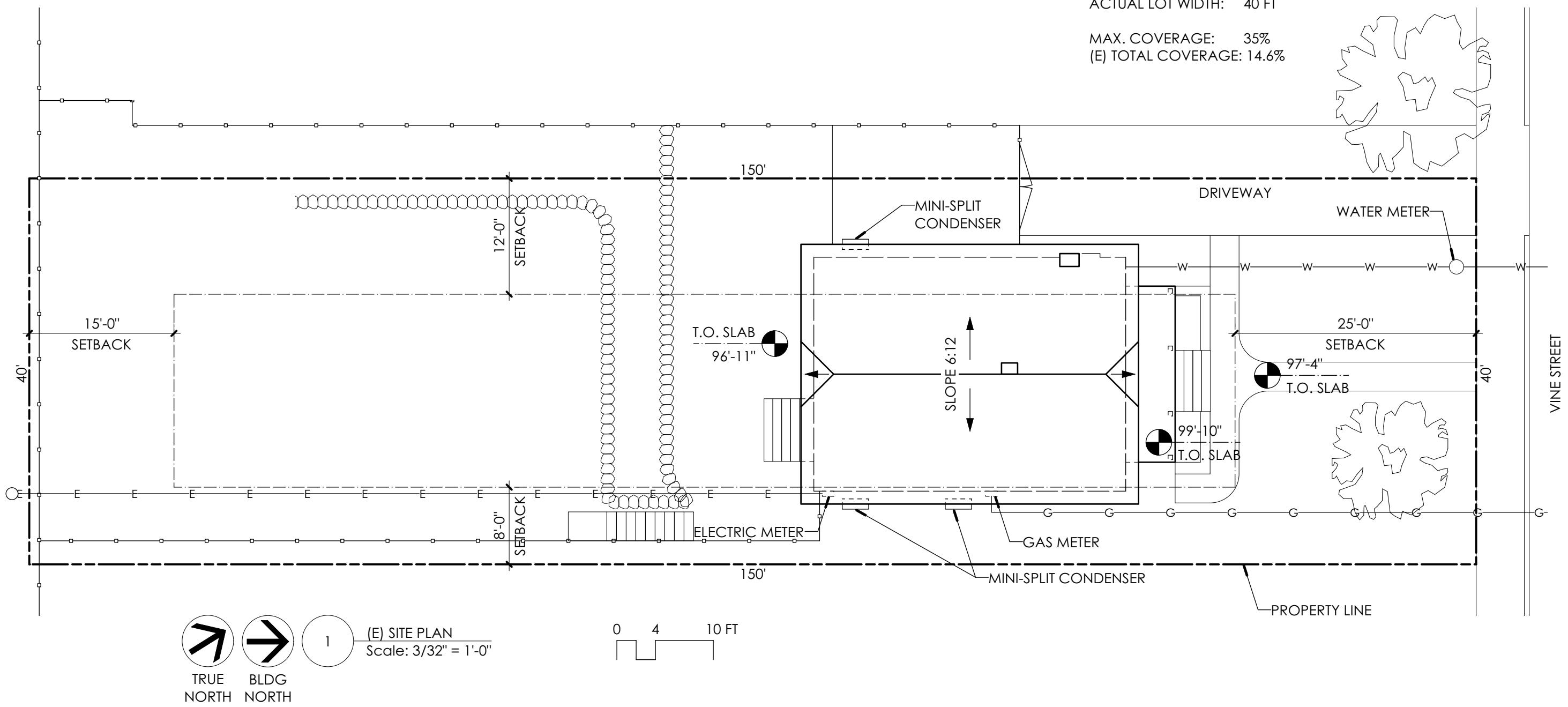
Illustration, showing the addition to the rear of the home

ZONING INFORMATION

ADDRESS: 420 VINE STREET
PARCEL NO.: 22072540100000
LEGAL DESCRIPTION: BEG 474.2 FT W & N 58^{02'} W 130.6 FT FR SE COR OF SW 1/4 OF NE 1/4 OF SEC 7, T 2S, R 1E, S L M; N 58^{02'} W 60 FT; S 31^{08'} W 150 FT; S 58^{02'} E 60 FT; N 31^{08'} E 150 FT TO BEG. 0.21 AC M OR L.
ZONE: R-1-8
USE: 1111 (SINGLE FAMILY DWELLING, DETACHED, CONSTRUCTED PRIOR TO APRIL 7, 1987)

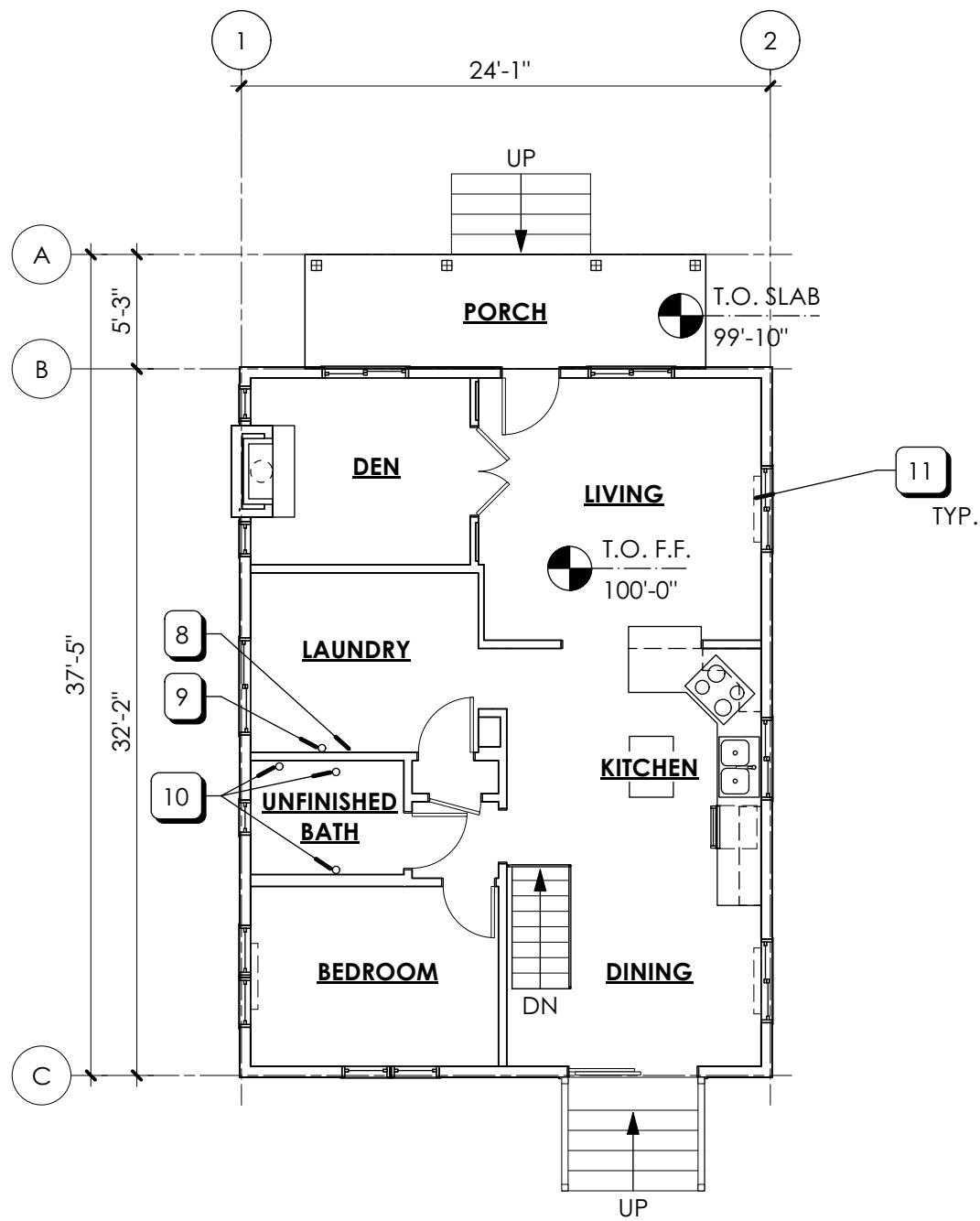
HEIGHT: 35' (MAX. 2.5 STORIES)
ACTUAL HEIGHT: 14' 7 3/4"
FRONT SETBACK: 25'
INTERIOR SIDE YARD: MIN. 8' & BOTH SIDE YARDS SHALL TOTAL 20'
REAR YARD: 15' (SINGLE FAMILY STRUCTURE EXISTING PRIOR TO APRIL 7, 1987)
MIN. LOT AREA: 8,000 SF
ACTUAL LOT AREA: 6,000 SF
MIN. LOT WIDTH: 80 FT
ACTUAL LOT WIDTH: 40 FT

MAX. COVERAGE: 35%
(E) TOTAL COVERAGE: 14.6%



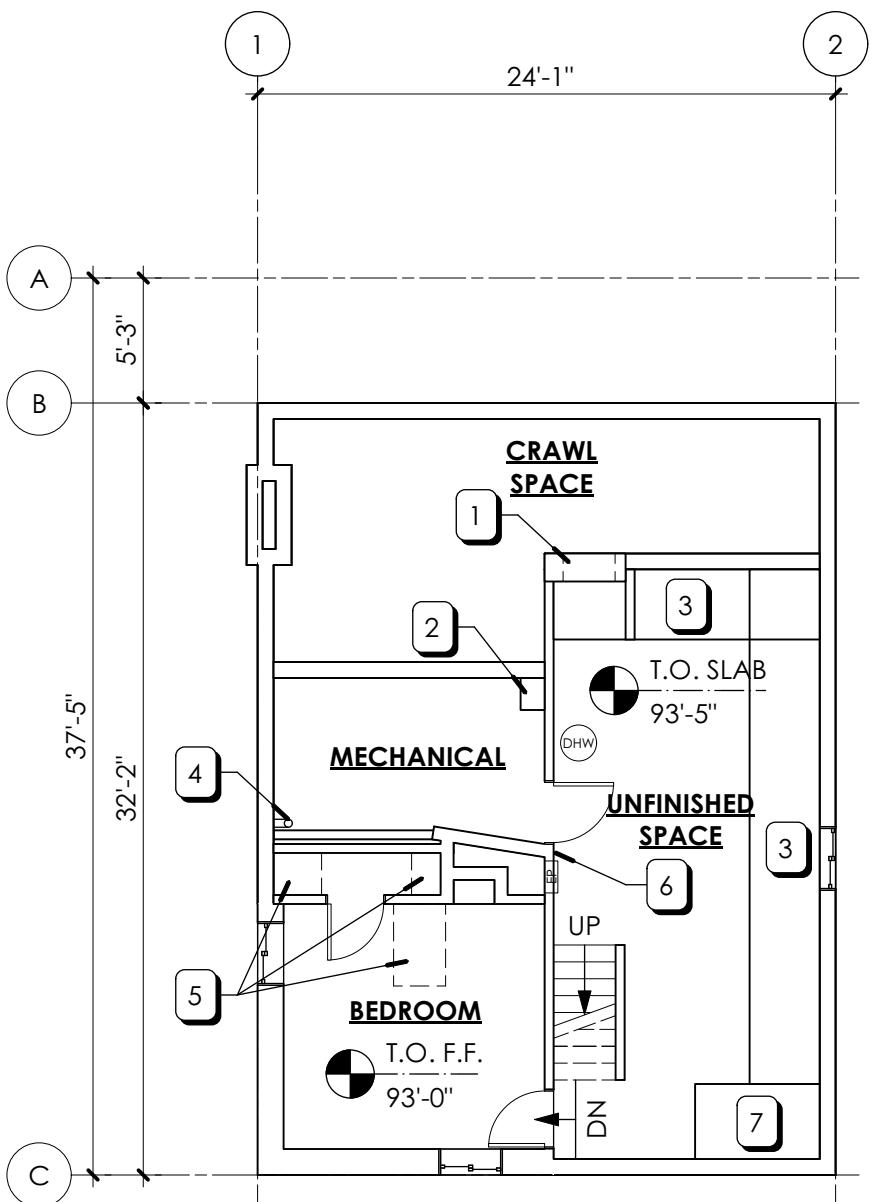
FLOOR PLAN KEYED NOTES

1. CRAWL SPACE ACCESS
2. FLUE
3. 3'-4-1/2" HT. LEDGE
4. SEWER MAIN
5. SOFFIT
6. LOAD BEARING WALL
7. 4'-0" HT. LEDGE
8. LAUNDRY HOOKUPS
9. SEWER
10. ROUGH-IN PLUMBING
11. (E) MINISPLIT CASSETTE ABOVE



2 EXISTING MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

0 4 8 FT



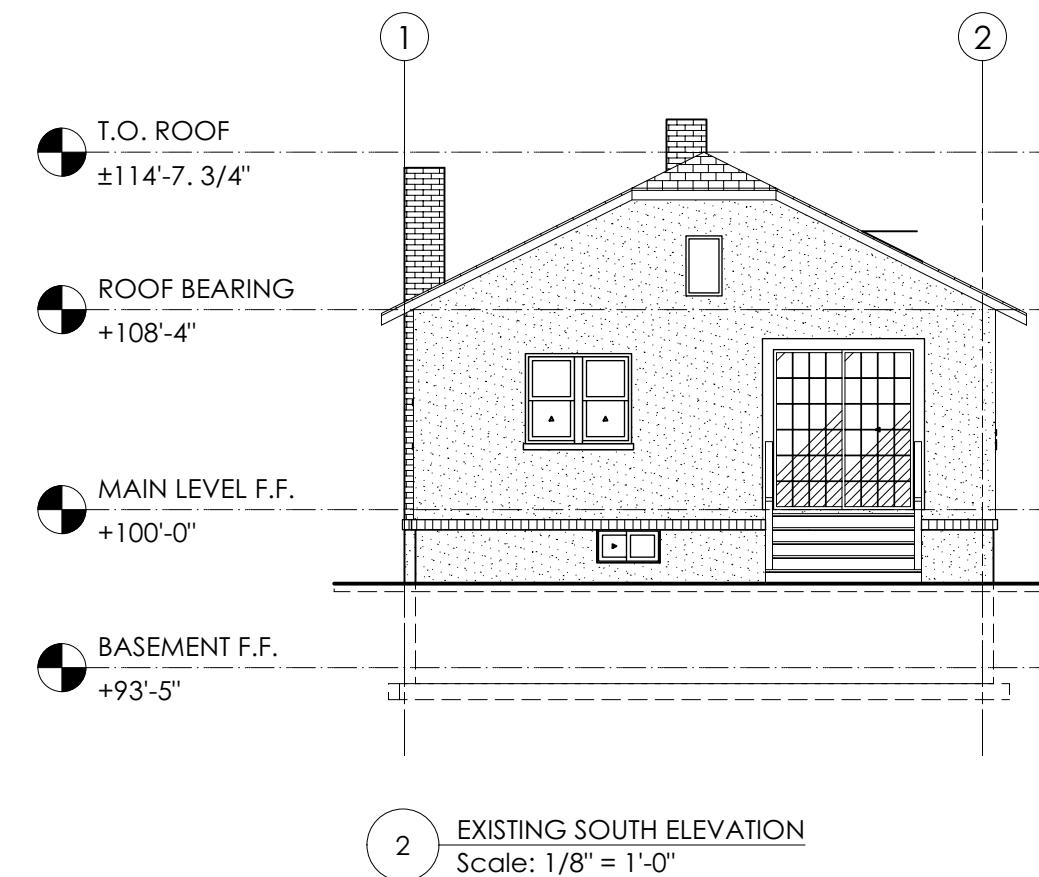
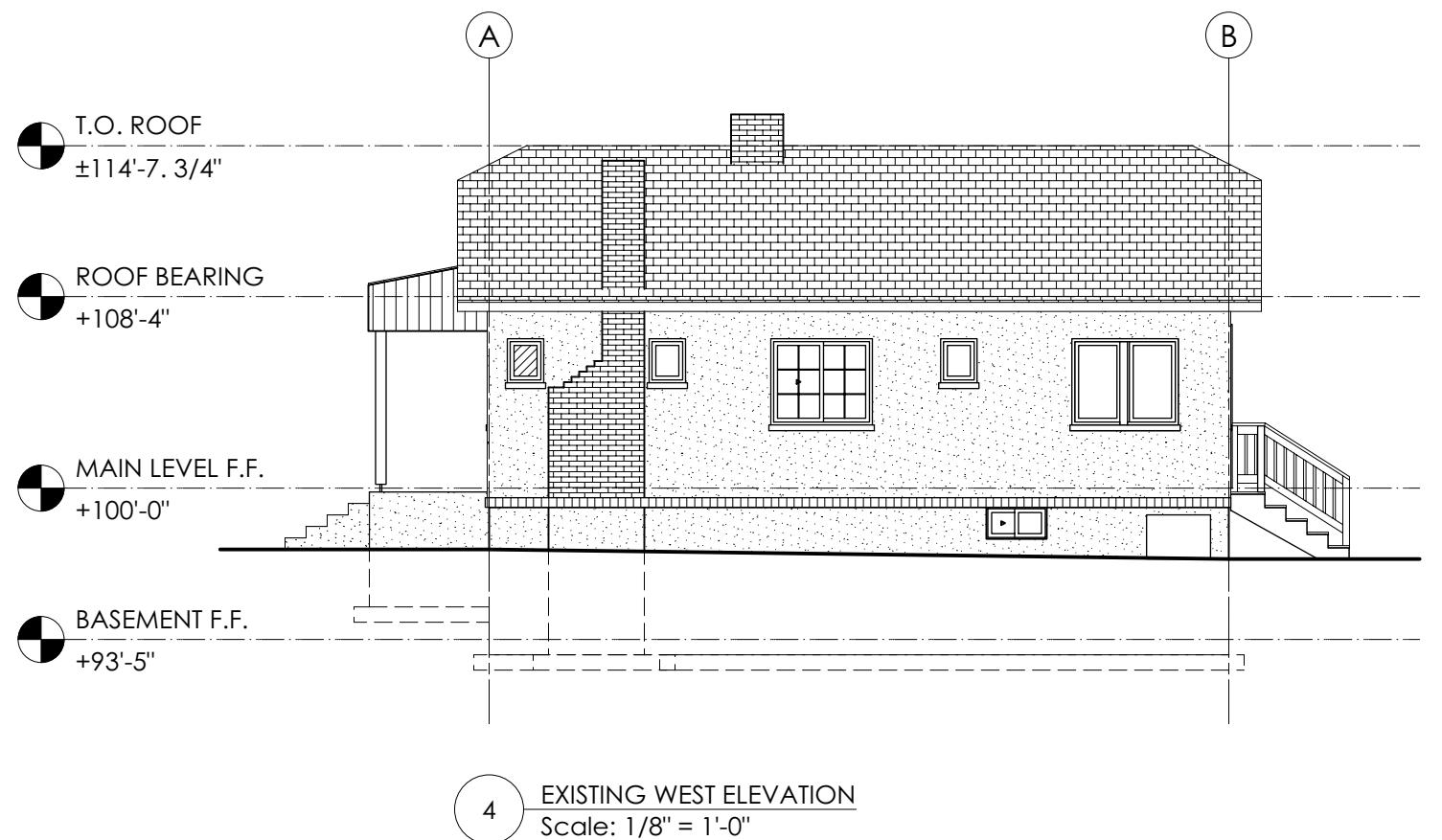
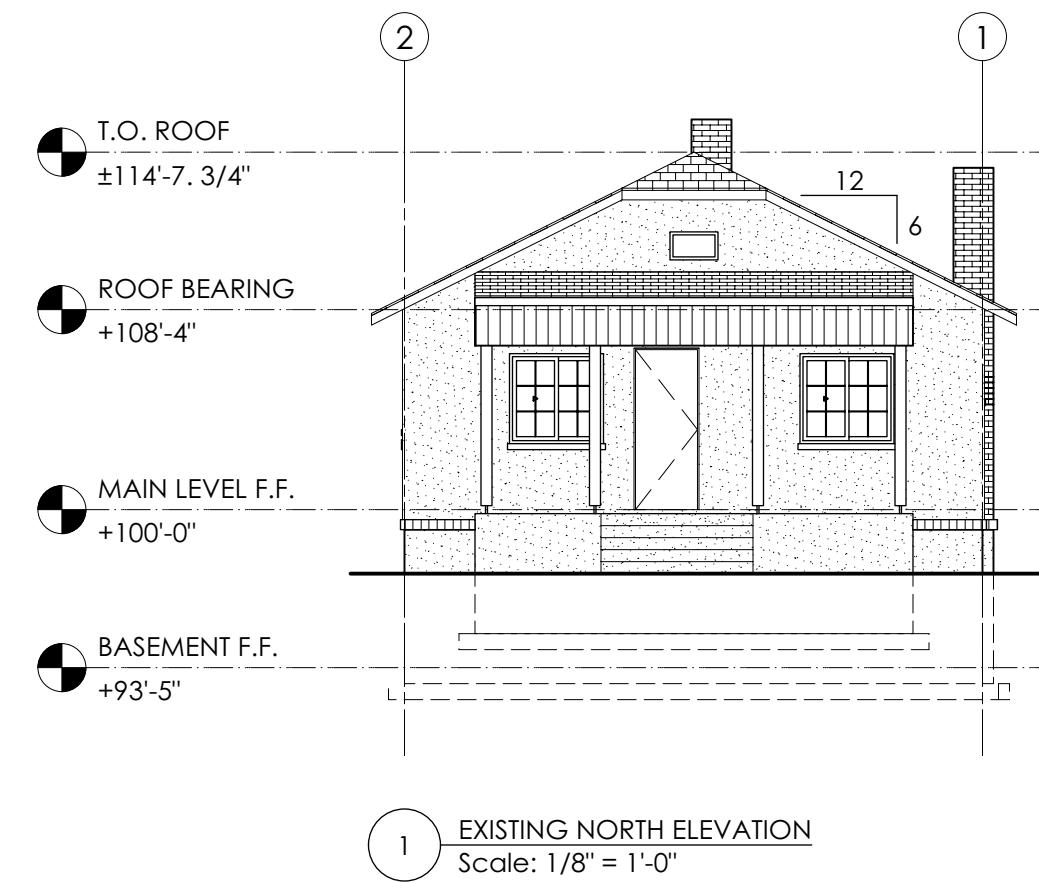
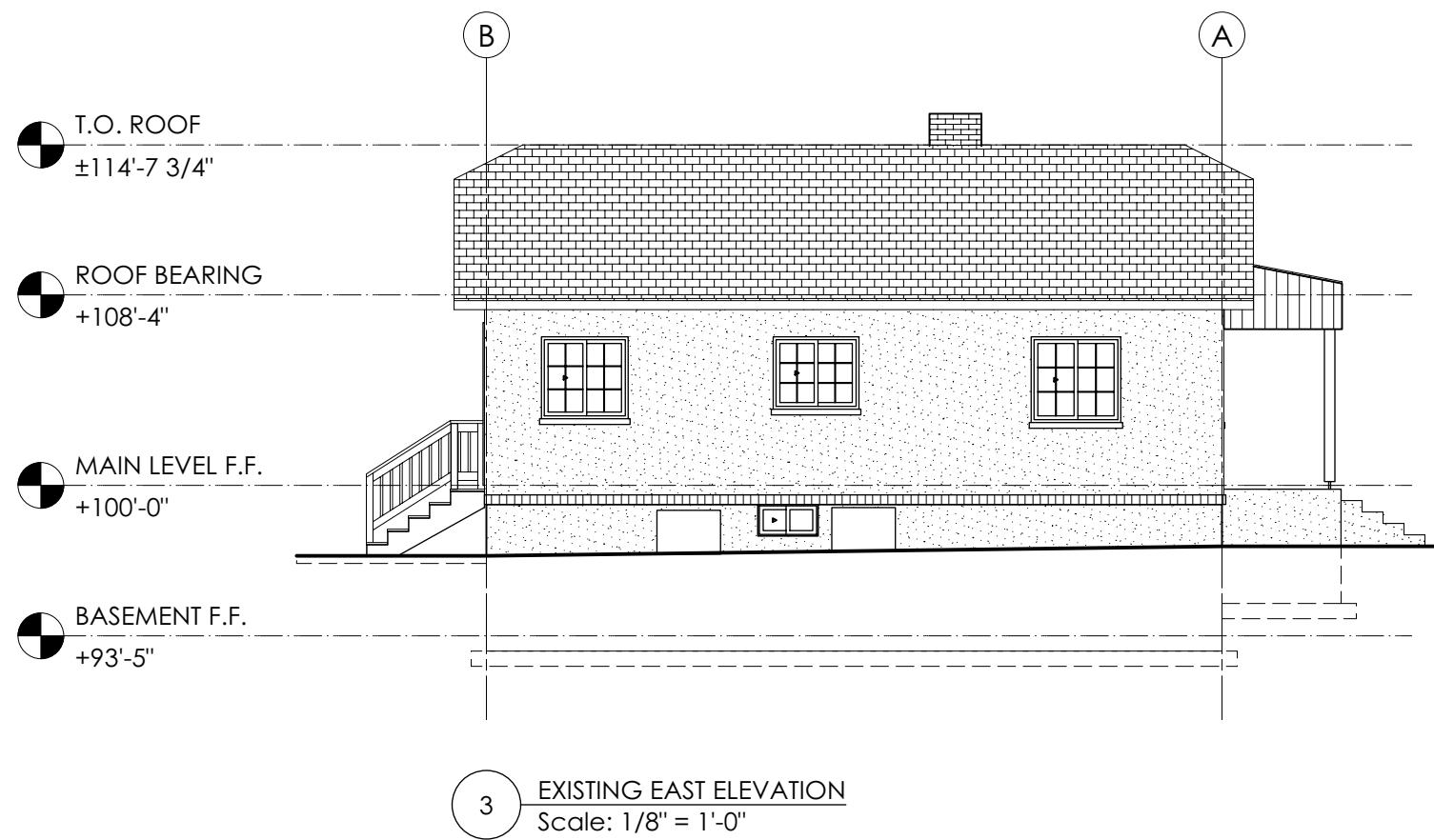
1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

BLDG
NORTH

0 4 8 FT

(E) ELEVATIONS

5/18/2020

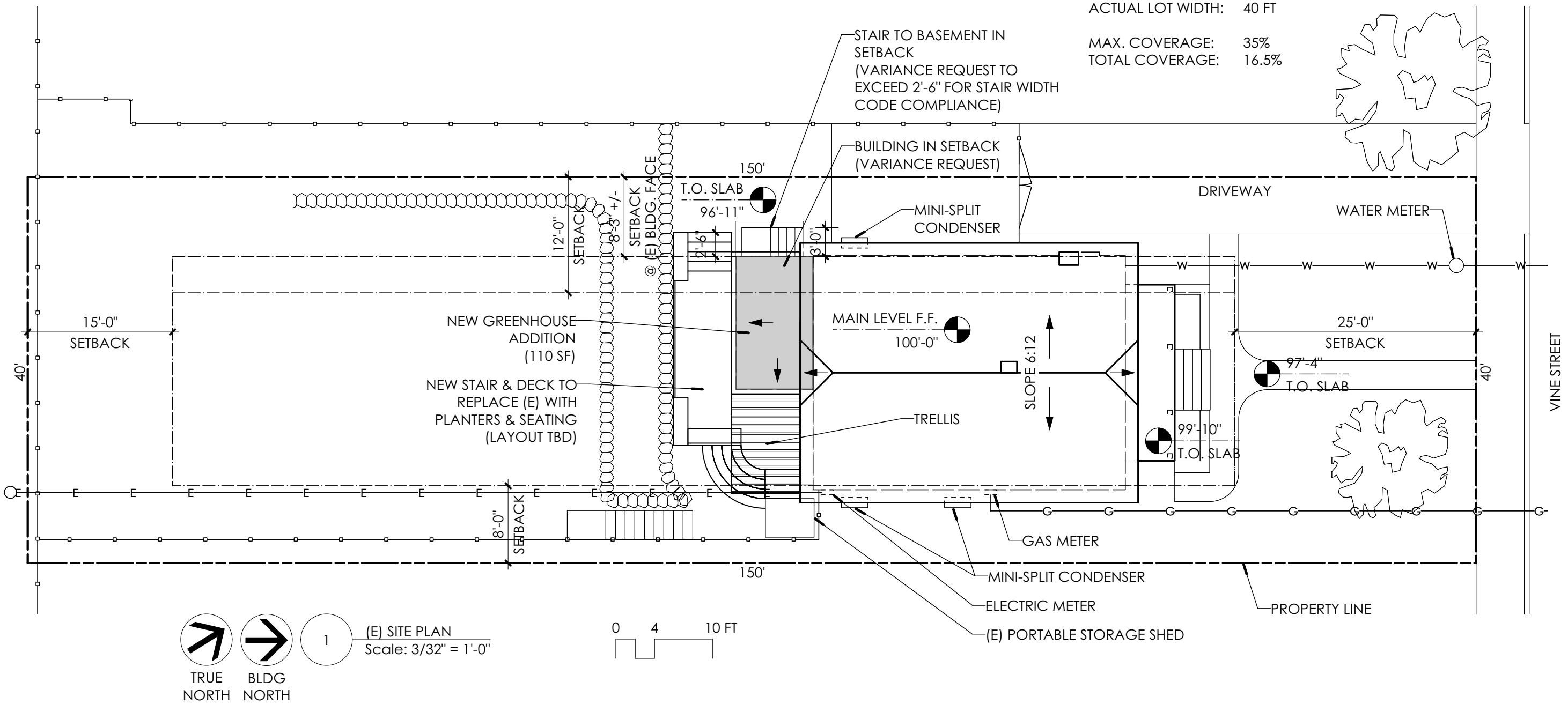


ZONING INFORMATION

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 USE: 1111 (SINGLE FAMILY DWELLING, DETACHED, CONSTRUCTED PRIOR TO APRIL 7, 1987)

HEIGHT: 35' (MAX. 2.5 STORIES)
 ACTUAL HEIGHT: 14' 7 3/4"
 FRONT SETBACK: 25'
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 REAR YARD: 15' (SINGLE FAMILY STRUCTURE EXISTING PRIOR TO APRIL 7, 1987)
 MIN. LOT AREA: 8,000 SF
 ACTUAL LOT AREA: 6,000 SF
 MIN. LOT WIDTH: 80 FT
 ACTUAL LOT WIDTH: 40 FT

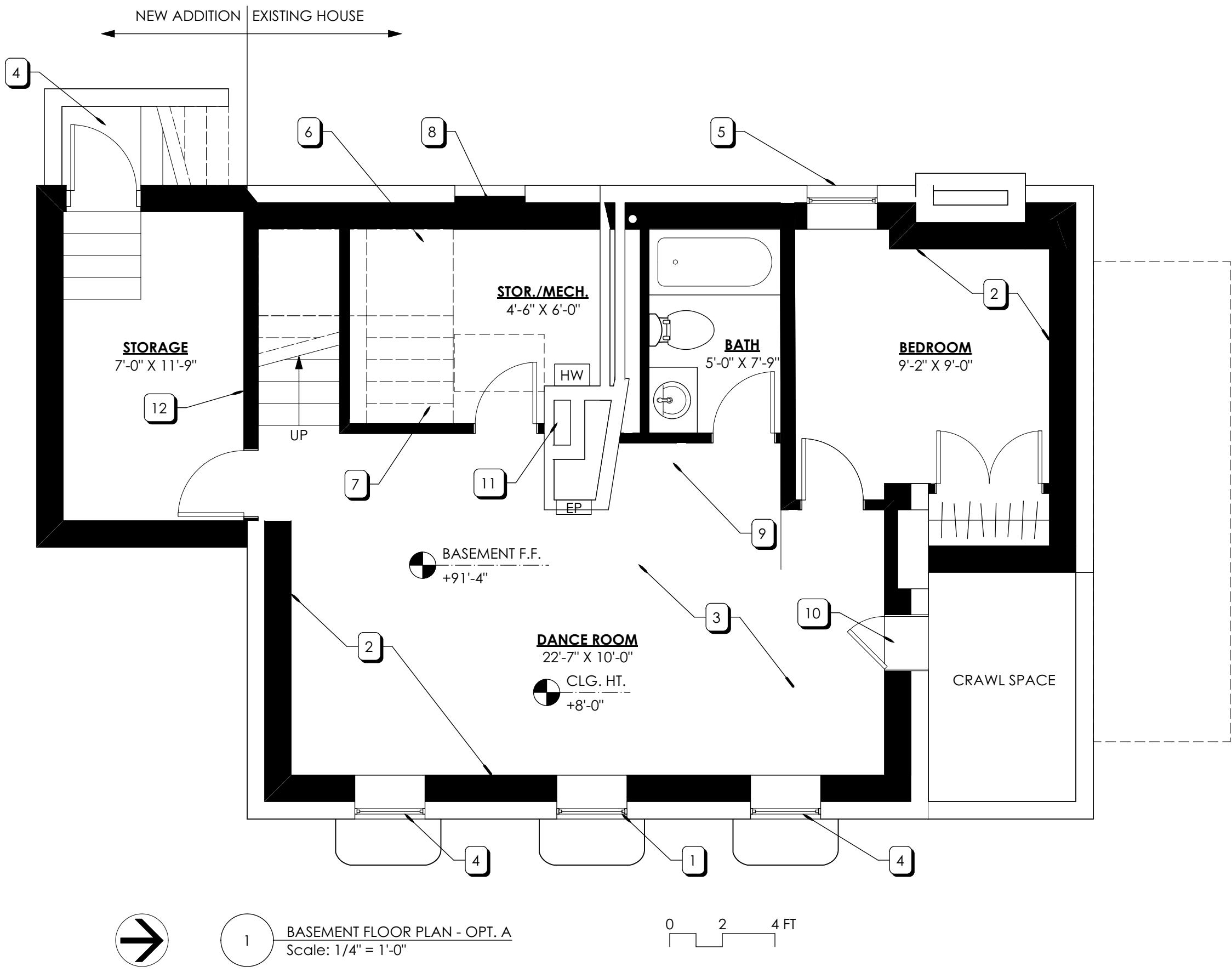
MAX. COVERAGE: 35%
 TOTAL COVERAGE: 16.5%



6/1/2020

BASEMENT FLOOR PLAN - OPT A

6/1/2020
ZAKARIAN RESIDENCE
420 VINE STREET
MURRAY, UT



BASEMENT PLAN KEYED NOTES

1. NEW WINDOW @ ENLARGED (E) OPENING
2. CONCRETE FOUNDATION SUPPORT WITH FURRING
3. LOWERED BASEMENT FLOOR LEVEL
4. CONCRETE STAIRS TO GRADE
5. NEW EGRESS WINDOW/OPENING WITH WINDOW WELL
6. STAIR W/ OPENING IN (E) FLOOR CONSTRUCTION
7. STORAGE BELOW STAIR
8. WALL IN FILL TO REPLACE (E) WINDOW
9. ON-DEMAND WATER HEATER
10. (N) CRAWL SPACE ACCESS
11. (E) NICHE
12. FRAMED WALL TO REPLACE (E) FOUNDATION WALL

FLOOR PLAN NOTES

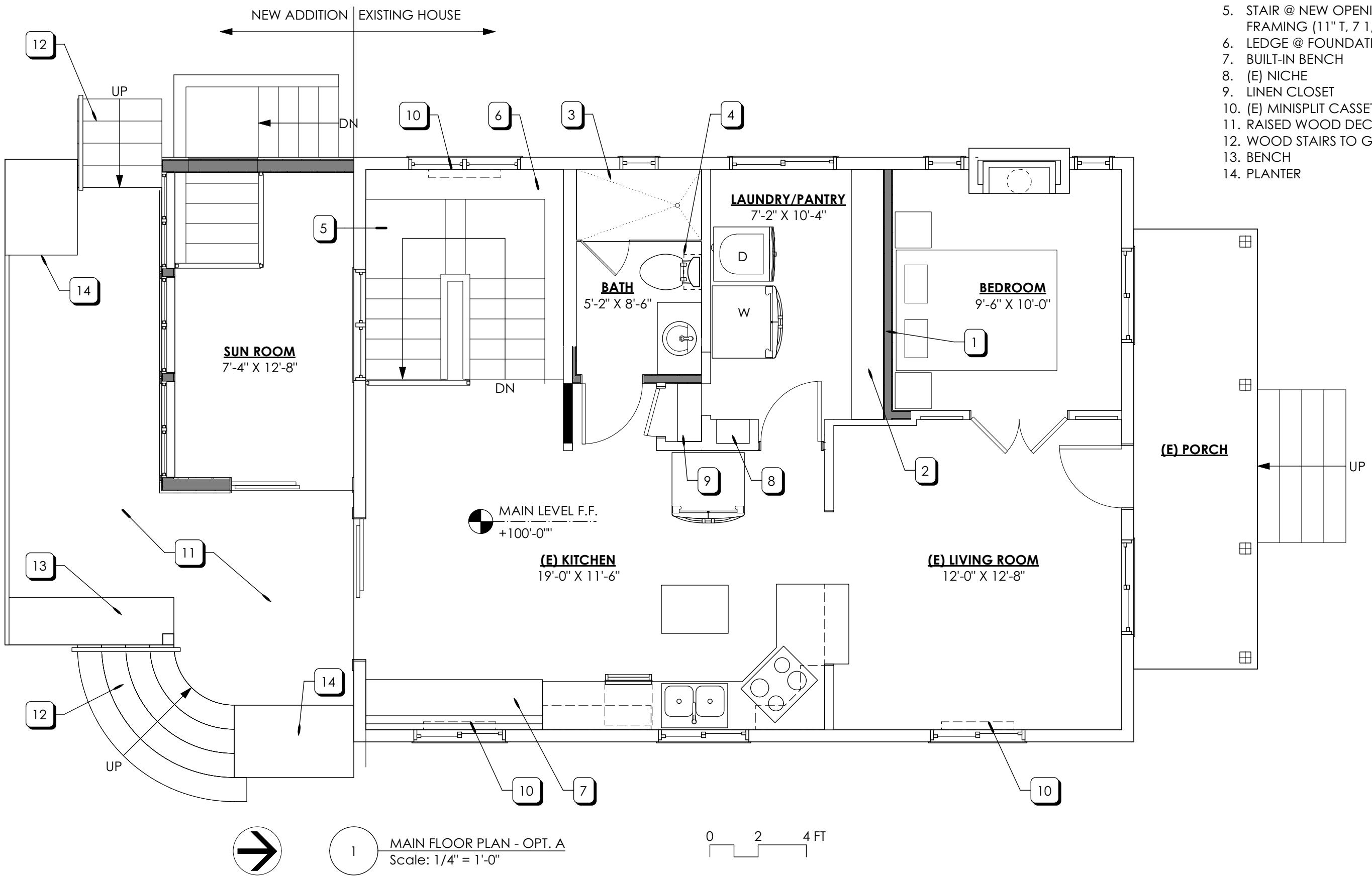
1. INTERIOR WALL @ NEW LOCATION TO REPLACE (E)
2. SHELVING
3. 36" X 60" STEAM SHOWER
4. STEAM GENERATOR
5. STAIR @ NEW OPENING IN (E) FLOOR FRAMING (11" T, 7 1/2" R)
6. LEDGE @ FOUNDATION
7. BUILT-IN BENCH
8. (E) NICHE
9. LINEN CLOSET
10. (E) MINISPLIT CASSETTE ABOVE
11. RAISED WOOD DECK
12. WOOD STAIRS TO GRADE
13. BENCH
14. PLANTER

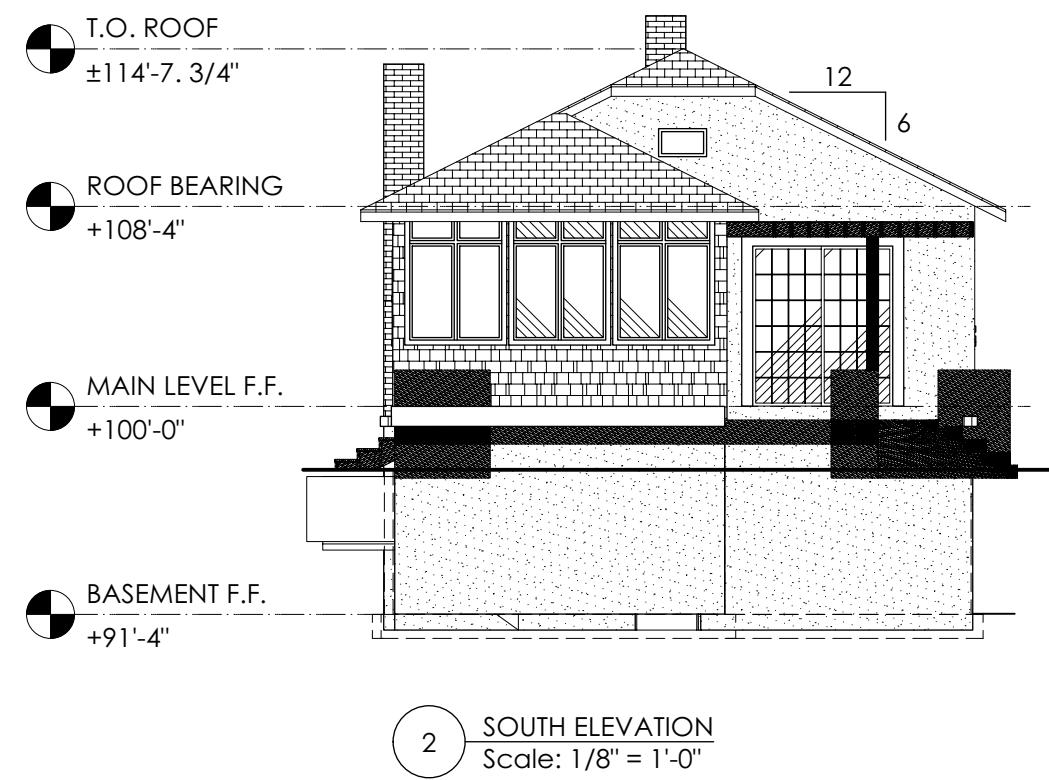
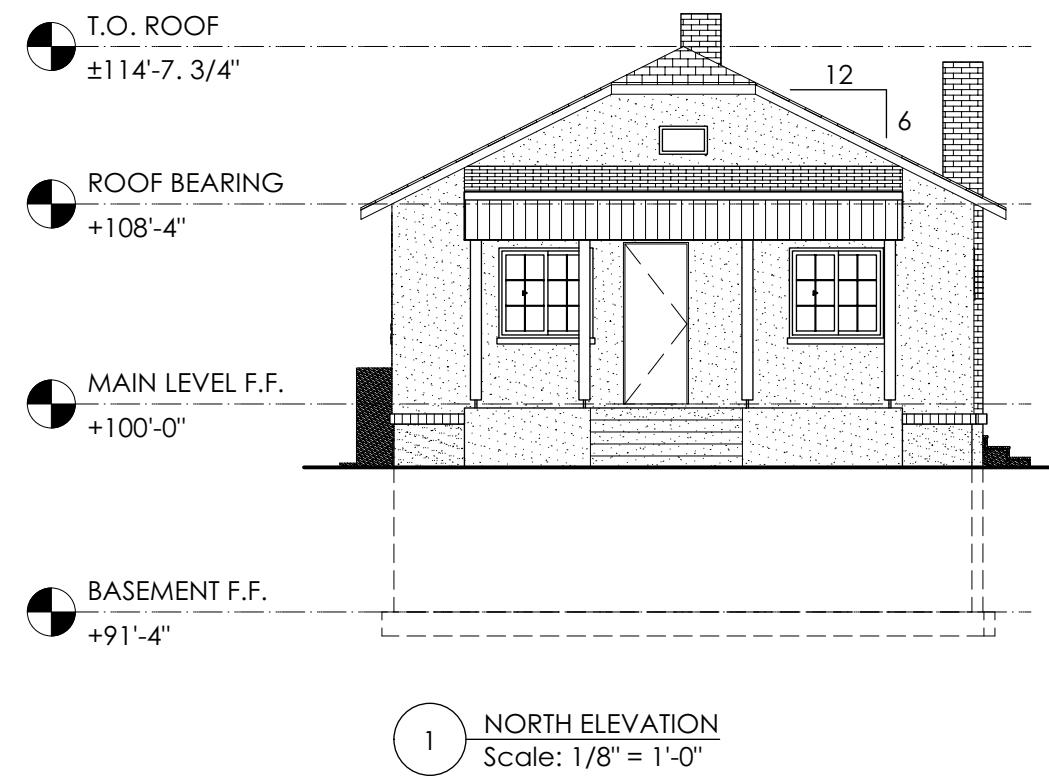
MAIN FLOOR PLAN - OPT A

6/1/2020

ZAKARIAN RESIDENCE

MURRAY, UT







ZAKARIAN RESIDENCE

420 VINE STREET
MURRAY, UT

RENDERING - OPT A

6/1/2020



ZAKARIAN RESIDENCE

420 VINE STREET
MURRAY, UT

RENDERING - OPT A

6/1/2020