

Hood Street Adjustment Narrative

The applicant requests approval of an adjustment pursuant to Sandy Development Code (SDC) 17.66 to allow a two-foot reduction to the required front yard setback in order to construct an addition to an existing single-family residence.

The proposed addition would add approximately 240 sq.ft of space, and extend approximately 12 feet from the existing structure, tapering to 11.8 feet to accommodate an 8-foot front yard setback. This represents a 20% reduction from the required setback. No adjustments are requested for the side yard setbacks, and the project will maintain full compliance with all other applicable development standards.

The proposed addition is residential in nature and consistent with the existing single-family use of the property. No additional noise, glare, height, traffic, or other impacts are anticipated beyond what is typical and customary for a single-family home. The project will not alter driveway access or circulation on the site. No impacts to roadway access or sight distance are anticipated.

The property is buffered by a six-foot wooden fence along the east property line and vegetation screening along the west property line. The addition will not encroach into side yard setbacks nor impact neighboring properties.

The extension will be constructed over existing impervious surface; therefore, no increase in impervious area or stormwater impacts are expected. The front setback area consists of landscaped “nature-scape” treatment, and no modifications to the existing landscaping are proposed.

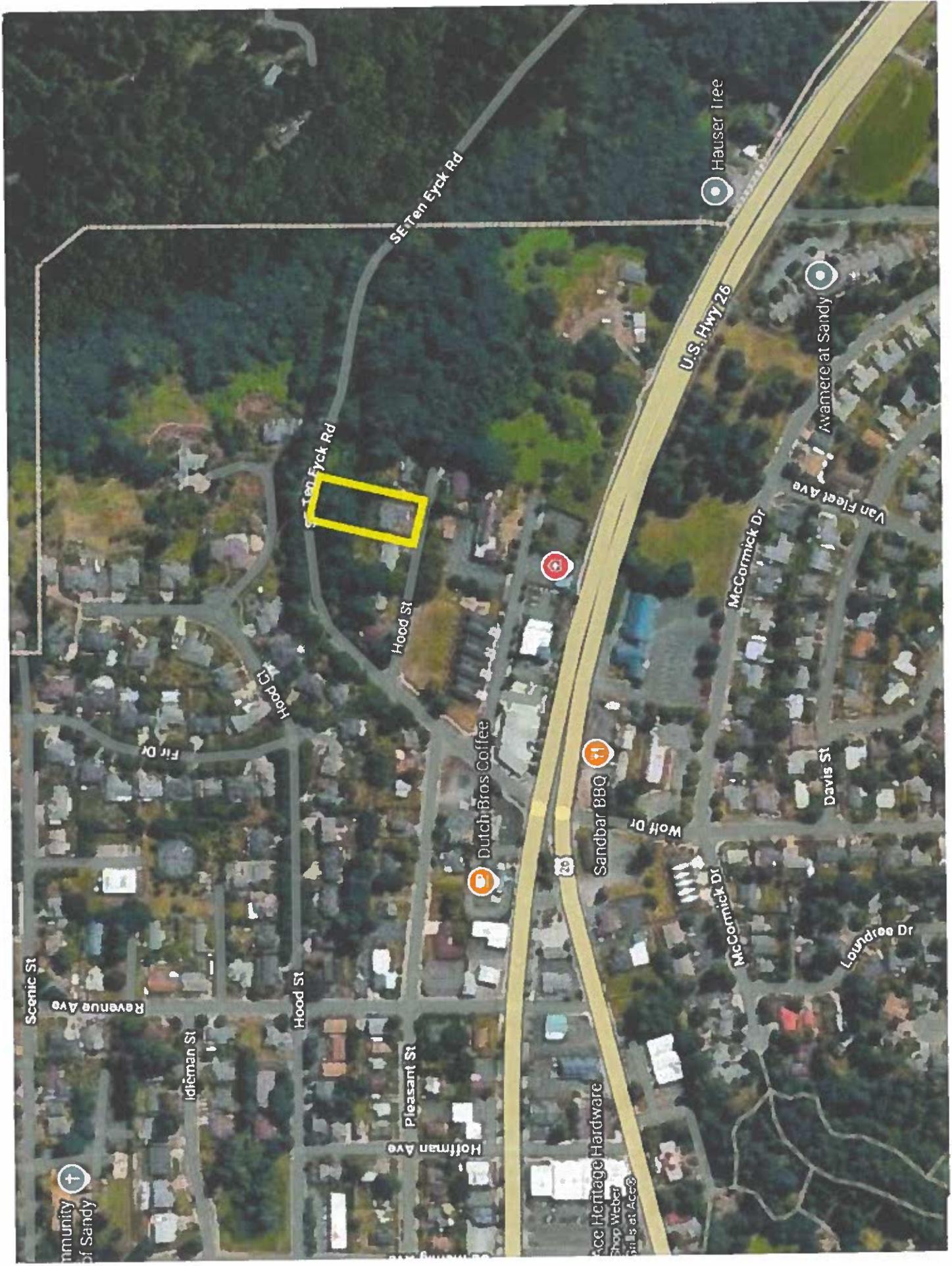
The existing residence features concrete fiberboard lap siding on the west and south elevations and wood board-and-batten siding on the east elevation. The addition will match the existing concrete fiberboard lap siding, and the remaining wood board-and-batten siding on the east elevation will be replaced with concrete fiberboard board-and-batten siding to ensure architectural consistency. Roofing materials will match the existing asphalt shingles.

The existing south-facing wall currently contains no windows. The project will introduce two windows on the new south wall, designed to match the size and style of the home’s existing windows.

Although the property is located within a mapped slope hazard area, the portion of the site where the addition is proposed is flat and outside of the sloped area. No additional natural resource areas or hazard areas are present on the site.

For these reasons, the requested setback adjustment is consistent with the intent of SDC 17.66, maintains neighborhood character, and will not result in adverse impacts to surrounding properties or public facilities.

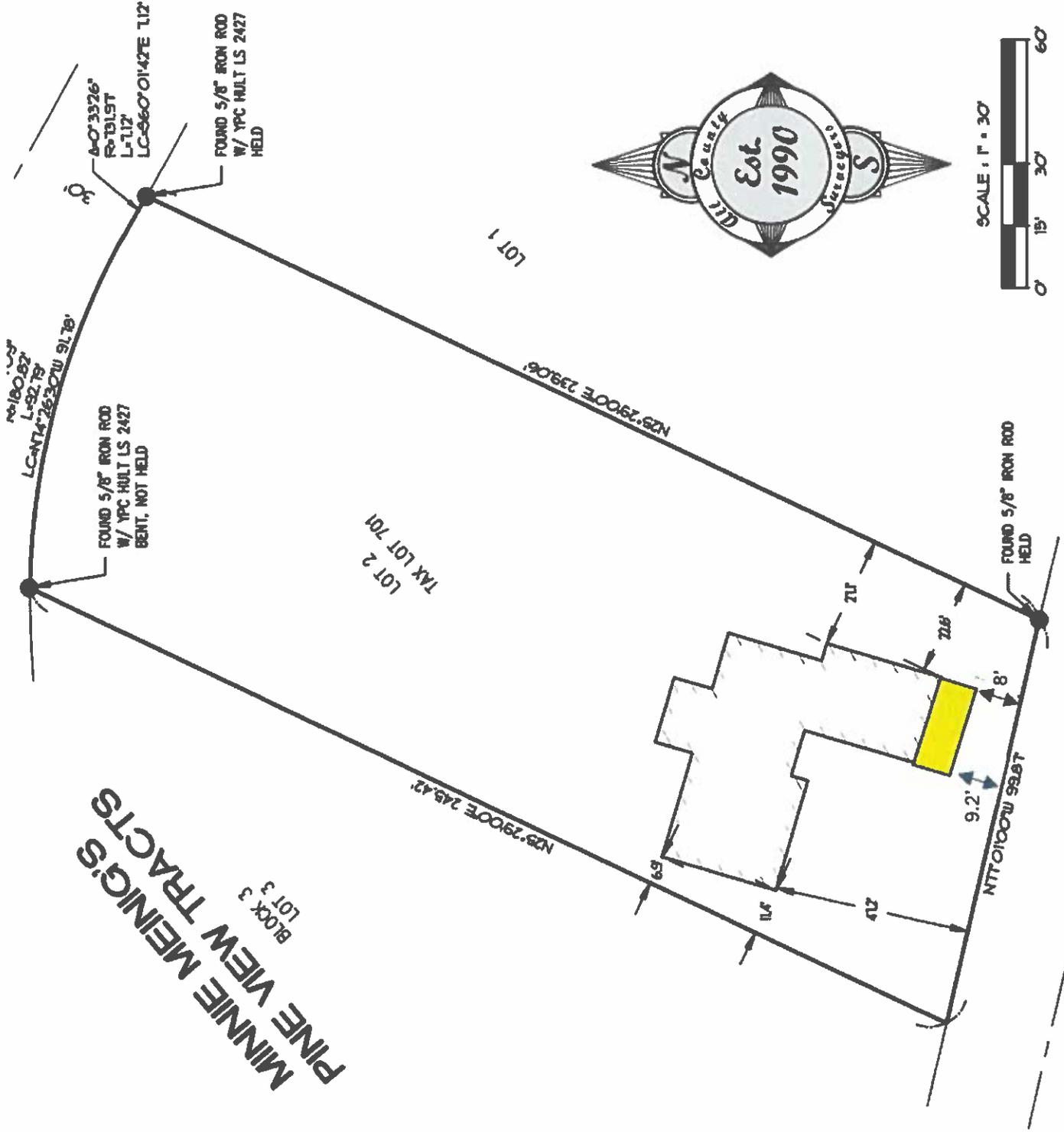
Vicinity Map



Proposed

MINNIE MEINIG'S PINE VIEW TRACTS

Block 3
Lot 3



Proposed Improvement Area

