



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE HEARING
SUMMIT COUNTY, UTAH
August 10, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department of Park City, Utah will hold its Planning Department Administrative Hearing at the Planning Department Conference Room, located at 445 Marsac Ave, Park City, UT 84060 for the purposes and at the times as described below on Tuesday, August 10, 2021.

Regular Agenda

327 McHenry Avenue -- Historic District Design Review -- The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential Low-Density Zoning District. -- PL-21-04878

[Staff Report](#)

[Public Participation Information](#)

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.org at least 24 hours prior to the meeting.

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-21-04878
Author: Aiden Lillie, Planner I
Date: August 10, 2021
Type of Item: Administrative -- Historic District Design Review

Recommendation

Staff recommends the Planning Director's Designee continue this Historic District Design Review Public Hearing to August 24, 2021.

Re: The Purpose for the Continuation

The neighbors of 327 McHenry Avenue have requested more information and would like to review the updated plans. The Planning Director is reviewing the glazing for compliance with the Design Guidelines for New Infill Construction in the Historic District.

Description

Applicant: Matthew and Nina Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential (HRL) Low-Density District
Adjacent Land Uses: Residential
Reason for Review: The Planning Department reviews and approves all Historic District Design Review applications associated with a Building Permit to build or modify any Building located within the Historic Districts¹

Acronyms

HDDR Historic District Design Review
HRL Historic Residential Low-Density District
LMC Land Management Code

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

Background

The Applicant proposes to construct a New Single-Family Dwelling on Lot B and Lot C of the 331 McHenry Avenue Subdivision. The property is located in the Historic Residential Low-Density (HRL) Zoning District.

On November 19, 2021, City Council adopted [Ordinance No. 20-50](#), approving the 331 McHenry Avenue Subdivision- First Amended.

¹ LMC [§ 15-11-12](#).

On May 27, 2021, the Applicant submitted a HDDR Pre-Application to the Planning Department. The Applicant proposed to construct a New Single-Family Dwelling on an empty lot. On May 12, 2021, May 26, 2021, June 6, 2021, and June 16, 2021 the Design Review Team reviewed the proposal.

On July 12, 2021, the Applicant submitted a complete full HDDR application to the Planning Department to construct a New Single-Family Dwelling on an empty lot. On July 21, 2021 the Design Review Team reviewed the proposal. Staff deemed the application complete on July 27, 2021.

Department Review

The Design Review Team and Planning Department reviewed this application.

Planning Department is inviting you to a scheduled Zoom meeting.

Topic: 327 McHenry HDDR Public Hearing

Time: Aug 10, 2021 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84770139778>

Meeting ID: 847 7013 9778

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