

**SPECIAL EXCEPTION  
NOTICE OF APPLICATION**

**BRICKYARD31 CONDOMINIUMS  
1245 BRICKYARD ROAD  
SALT LAKE CITY, UTAH 84106**

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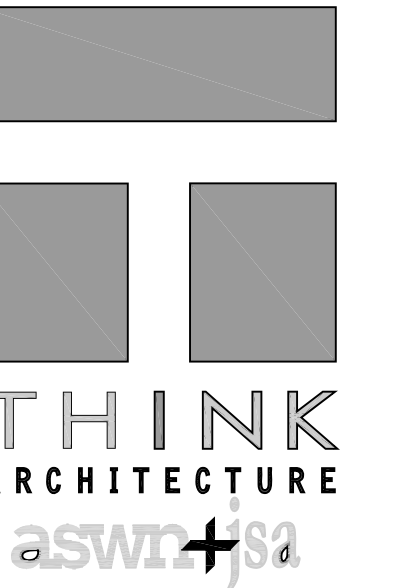
**DESCRIPTION OF THE PROPOSED CONSTRUCTION AND HOW IT DOES NOT MEET THE ZONING  
ORDINANCE:**

The Brickyard Office Tower was constructed circa 1981. The 3.22 acre site is in the RO zone of Salt Lake City, which allows for office and high density multifamily on the same site. The original parking structure was constructed under a conditional use permit that allowed it to encroach into the rear yard setback, which, by code, is not to exceed thirty feet (30').

The existing encroachment occurs along the northeastern property line shared with three (3) separate parcels. The existing parking deck encroaches as close as 1'6" at its closest point to 9'11" at its furthest point along the shared property line.

Our plan is to reconstruct the parking structure in similar construction type (post-tensioned poured-in-place concrete) and reduce the severity of the existing encroachment by pulling the structure back to 12'8" at its closest point to 22'6" at its furthest point along the shared property line.

Architecturally, the new parking structure will be designed with superior details, finishes, and coatings than what currently exists.

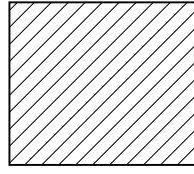



architecture  
landscape architecture  
interior design  
land planning

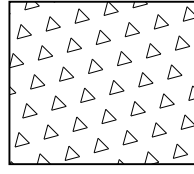
5151 South 9000 East, Suite 200  
Salt Lake City, UT 84117  
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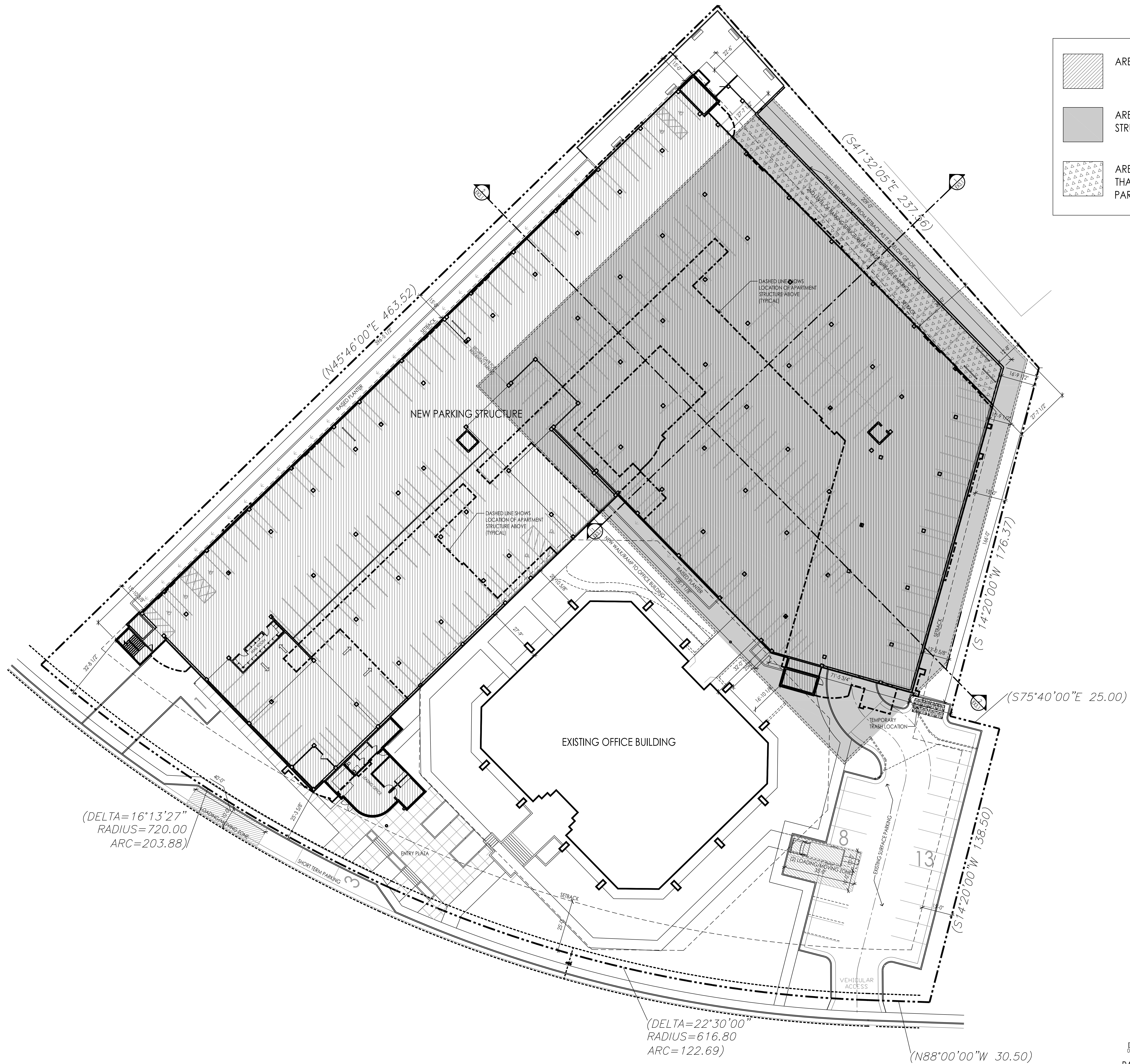
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 AREA OF NEW PARKING STRUCTURE

 AREA OF EXISTING PARKING STRUCTURE

 AREA OF NEW PARKING STRUCTURE THAT IS BELOW GRADE WITH SURFACE PARKING ON TOP



project:  
BRICKYARD APARTMENTS

1231 EAST BRICKYARD RD.  
SALT LAKE CITY, UT 84106

date: 17 FEB., 2012

revisions:

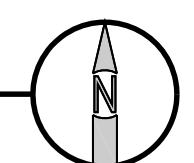
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project no: 11061  
drawn by: TKK  
checked by:

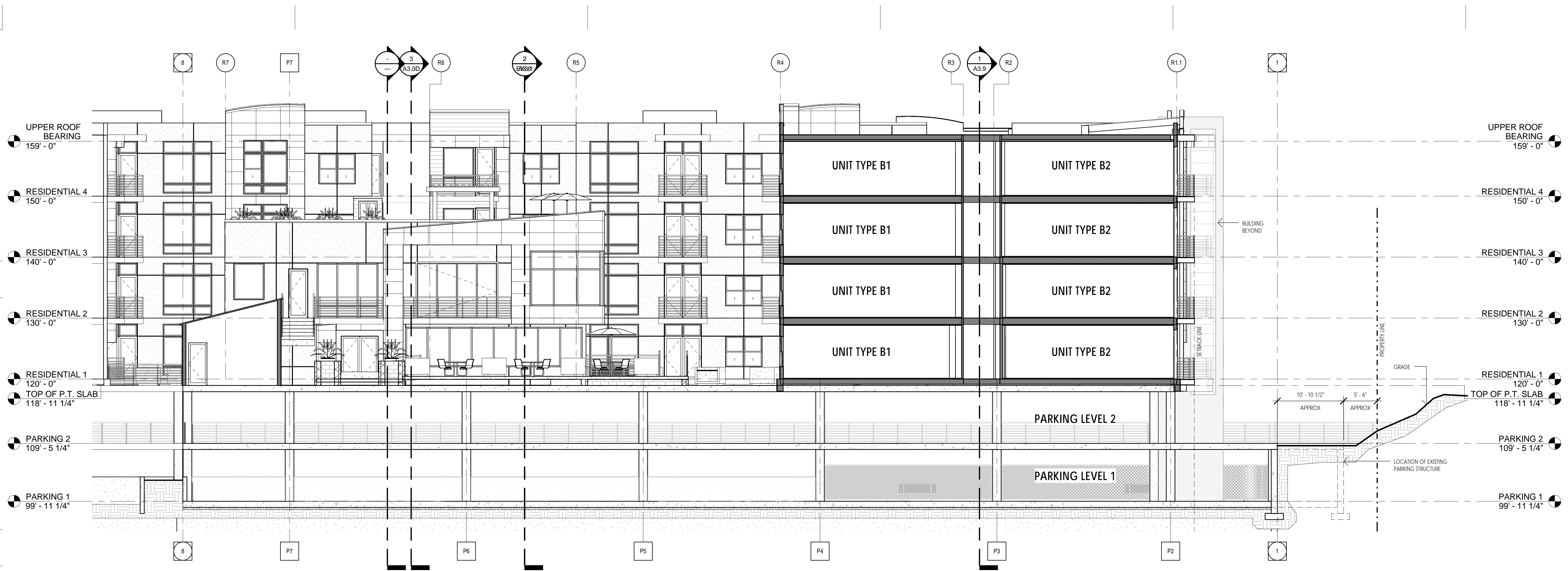
title  
PARKING GARAGE COMPARISON

sheet

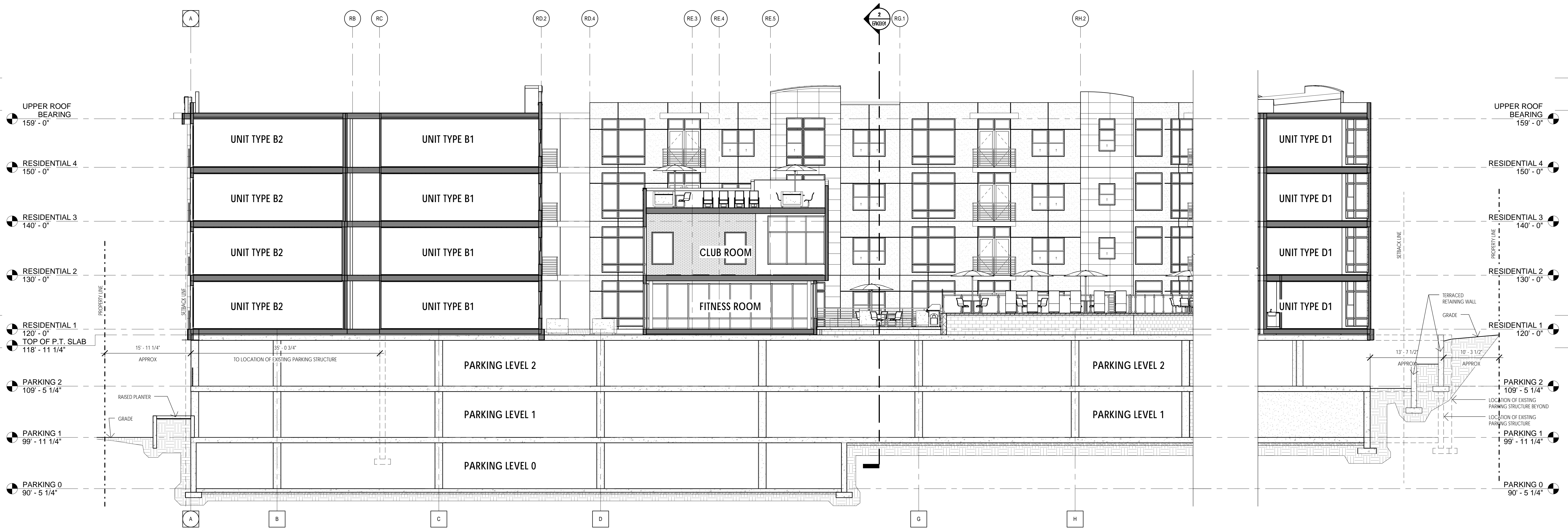
A13

0 5 10 20 30 50  
PARKING GARAGE COMPARISON SITE PLAN  
SCALE: 1" = 20'





BUILDING SECTION 6 - SPECIAL EXCEPTION DIAGRAM  
1/8" = 1'-0" 1 EX3.1



BUILDING SECTION 4 - SPECIAL EXCEPTION DIAGRAM 2  
1/8" = 1'-0" 2 EX3.1

**THINK**  
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consultant:

project:  
**BRICKYARD APARTMENTS**

1231 E. BRICKYARD RD.  
SALT LAKE CITY, UT  
84106

date: 1 MAY., 2012  
revisions:

data:  
project no. 11061  
drawn by: TKK  
checked by: TKK  
title  
**Unnamed**

sheet  
**EX3.1**

REVIEW SET - NOT FOR CONSTRUCTION

Plot Date: 5/7/2012 2:00:41 PM