

Millcreek City Hall
1330 E Chambers Ave
Millcreek, Utah 84106
millcreekut.gov



Planning & Zoning
(801) 214-2700
planner@millcreekut.gov

LUHO-25-005

Land Use Hearing Staff Report

Meeting Date: 7/10/2025

Applicant: Margy Maher

Re: Expand a Non-Compliant Structure

Property Address: 2540 E Lambourne Ave

Zone: R-1-8

Prepared By: Zack Wendel

REQUEST AND SYNOPSIS

The applicant is seeking approval to enclose and expand an existing non-complying carport located at 2540 E Lambourne Ave. The property listed contains a non-complying partially enclosed carport which is proposed to be fully enclosed as a garage and the existing roof structure to be replaced.

The existing carport is 2 feet from the west side property line and has a height of 13 feet 8 inches at the front and 15 feet 4 inches at the rear due to the slope of the site. The new garage is proposed in the existing location of the carport but with a height increase of 14 inches, bringing the front height to 14 feet 10 inches and the rear 16 feet 6 inches.

Millcreek's Accessory Structure Ordinance requires that detached accessory structures to be 30 inches from the rear and side property line for heights up to 14 feet. For heights over 14 feet the setback increases an inch for every inch over 14 feet. Accessory structures must also adhere to the building envelope for the zone the property is located in. ([MKZ 18.59 Accessory Structures](#))

The Land Use Hearing Officer may allow for a noncomplying structure to be enlarged pursuant to Millcreek's Nonconformities Code ([MKZ 18.60.050](#)).

18.60.050 Noncomplying Structures

Expansion and Enlargement. A noncomplying structure may be expanded or enlarged upon a permit authorized by the land use hearing officer, provided that the land use hearing officer shall find the following:

1. The addition, enlargement, or reconstruction of the structure at a new location complies with the

standards and regulations of the current zone and the applicable requirements of this title.

2. The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot is compatible with existing development within a reasonable distance in terms of height, mass, applicable building envelope requirements, and lot or parcel coverage; and
3. The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
4. The cumulative expansion since the structure became nonconforming does not exceed 50% of the structure's height, footprint, lot or parcel coverage, and/or area when it became nonconforming.

The Land Use Hearing Officer may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject property, consistent with the standards of this Title.

FINDINGS, CONCLUSIONS, & RECOMMENDATION

Findings:

1. Non-conforming structures may be expanded according to the terms set forth in the land use ordinance. [MKZ 18.60.050](#).
2. The property is currently located within the R-1-8 Zone.
3. According to the Office of the Salt Lake County Recorder, the existing carport and patio appears to have been originally built in 1970.
4. The footprint of the existing carport and patio will not be expanded.
5. The renovation of the existing carport to an enclosed garage will increase the height of the structure.
6. Current Millcreek Code requires that detached accessory structures to be 30 inches from the rear and side property line for heights up to 14 feet. For heights over 14 feet the setback increases an inch for every inch over 14 feet. The existing structure is only 2 feet from the west property line.
7. Current Millcreek Code requires that detached accessory structures must adhere to the building envelope associated with the zone the property is located in. With the height increase the structure will not meet the building envelope requirements.

Conclusions:

1. The rest of the scope of work for the remodel of the existing carport will comply with the other standards and is both compatible and in harmony with the intent of the established requirements as set forth by Millcreek Code.
2. The addition will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property, nor does it impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and otherwise meets the criteria set forth by Millcreek Code [MKZ 18.60.050](#)

SUPPORTING DOCUMENTS

- Aerial Image
- Letter of Intent
- Plan Set
- Additional Documents





**357 SOUTH 200 EAST #211
SALT LAKE CITY, UT 84111
WWW.BRACHDESIGN.COM
801-865-7648**

May 23, 2025

Millcreek City Planning Commission
Project: Bolt Garage
Address: 2540 E Lambourne Ave

To whom it may concern,

The property listed above contains an a non-complying partially enclosed carport which is proposed to be fully enclosed as a garage, and the existing roof is to be replaced. We are requesting 14" additional height for the new roof structure while maintaining the same roof pitch and footprint of the existing carport.

The existing carport is two feet from the west side property line and measures 13'-8" at the front (North) facade and 15'-4" at the rear (South) facade due to the slope of the site. The measurements with the additional height would be 14'-10" and 16'-6" respectively.

The structure is 80 feet from the street and is partially hidden behind the primary structure on the lot and is only briefly visible to passersby when approaching the house from the West. We strongly believe the impact of the additional height of the structure will be very minimal and will not be detrimental to the existing development and its residents.

Thank you,

Dave Brach, Architect
dave@brachdesign.com

BOLT GARAGE

2540 E LAMBOURNE AVE
SALT LAKE CITY, UT 84109



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

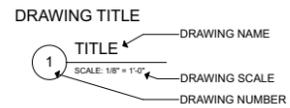
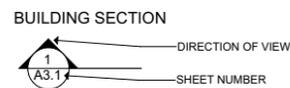
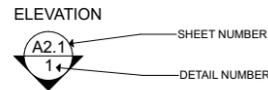
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BOLT GARAGE
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ABBREVIATIONS & GRAPHICS

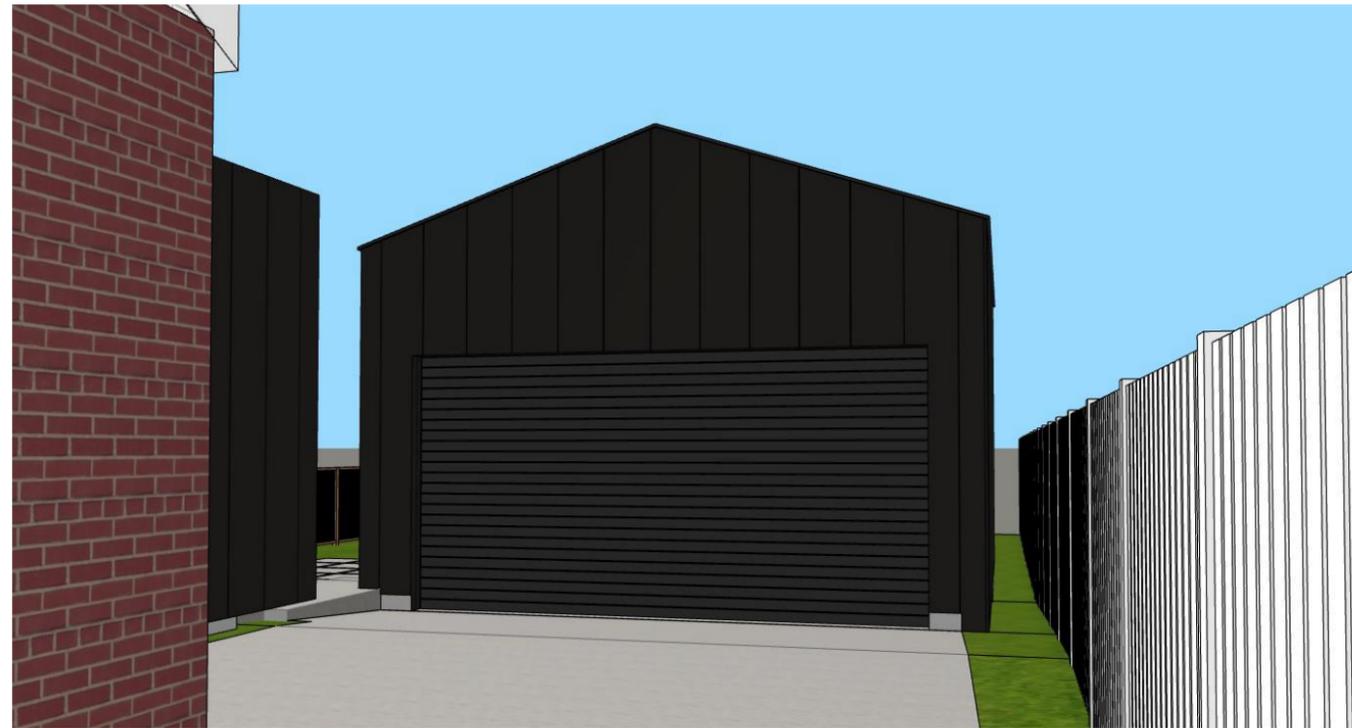
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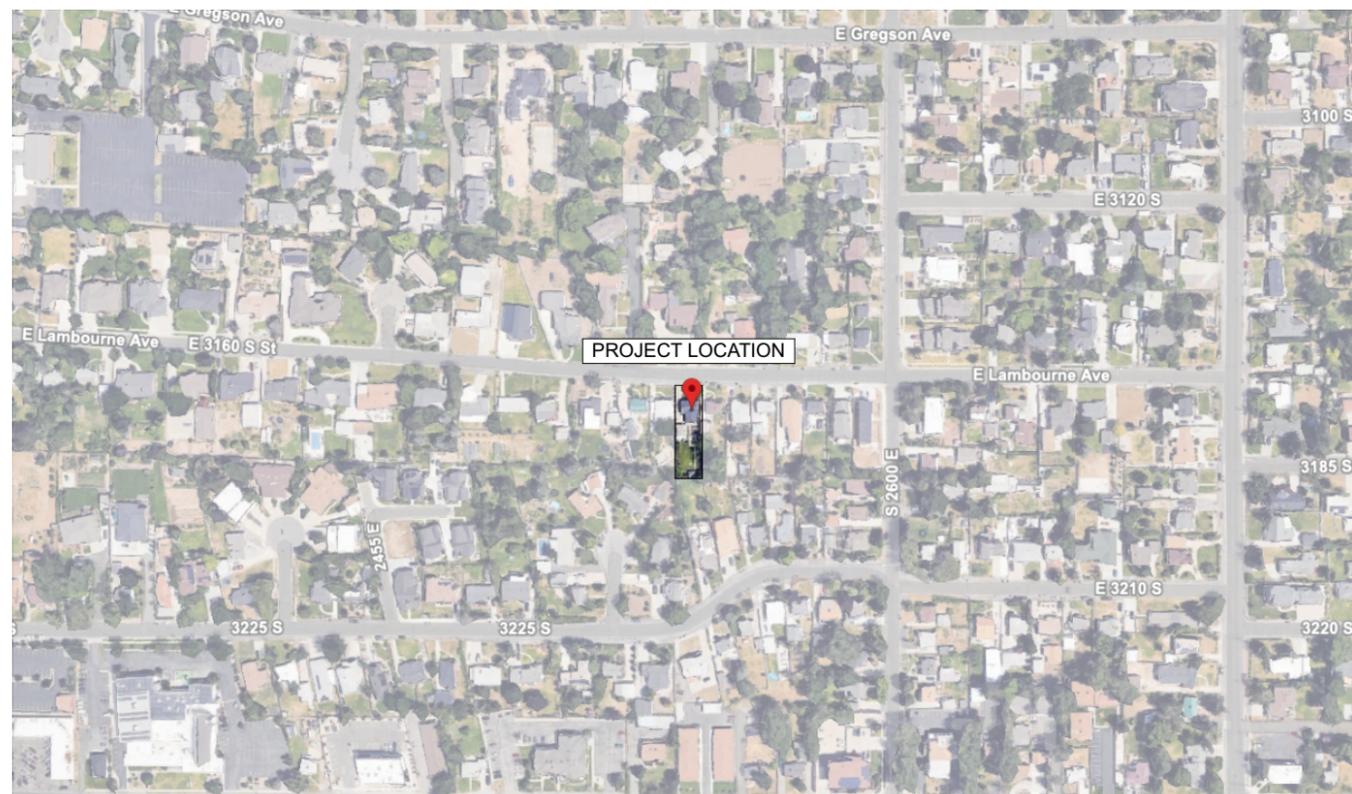
GRAPHIC SYMBOLS:

-  CONCRETE
-  PLYWOOD
-  STEEL
-  EARTH
-  EPS/XPS INSULATION
-  SPRAY FOAM INSULATION
-  RIGID INSULATION
-  STANDING SEAM METAL
-  STUCCO/EIFS FINISH
-  GYPSUM BOARD
-  FIBERGLASS INSULATION
-  CONTINUOUS STUD/BEAM
-  BLOCKING

PROJECT RENDERING



VICINITY PLAN



SHEET INDEX

ID	Name
	SHEET INDEX
A0.1	COVER SHEET
A0.2	SITE PLAN
A1.1	FLOOR PLANS
A1.2	3D PERSPECTIVES
A1.3	3D PERSPECTIVES
A2.2	NEW ELEVATIONS
A3.1	BUILDING SECTIONS

GENERAL PROJECT INFO

PROJECT ADDRESS: 2540 E LAMBOURNE AVE
SALT LAKE CITY, UT 84109

SCOPE OF WORK: ENCLOSE EXISTING CARPORT
REPLACE EXISTING COVERED PATIO

ZONING DISTRICT: R-1-8

GOVERNING BUILDING CODES: 2021 IRC

ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

REVISIONS:

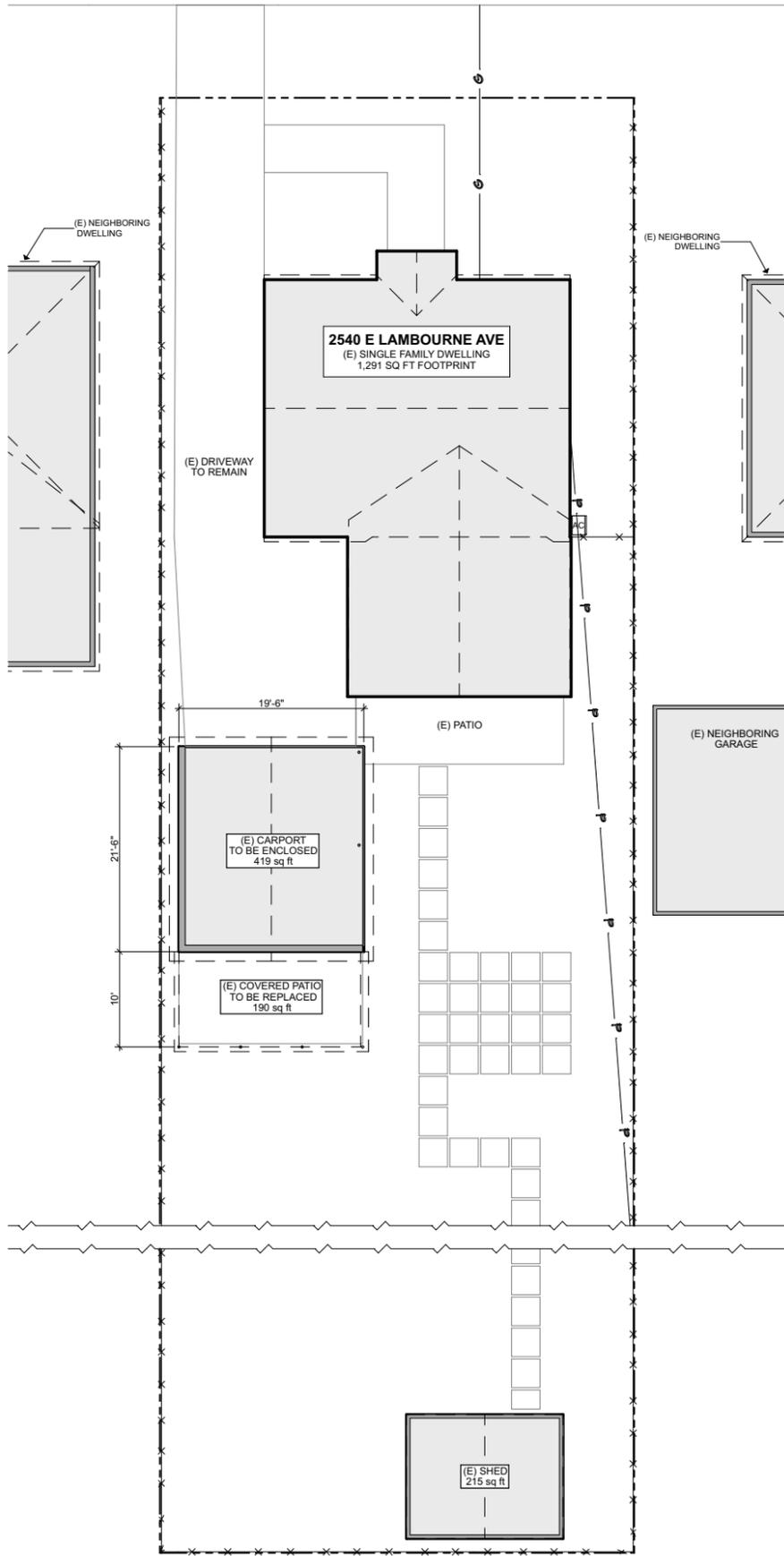
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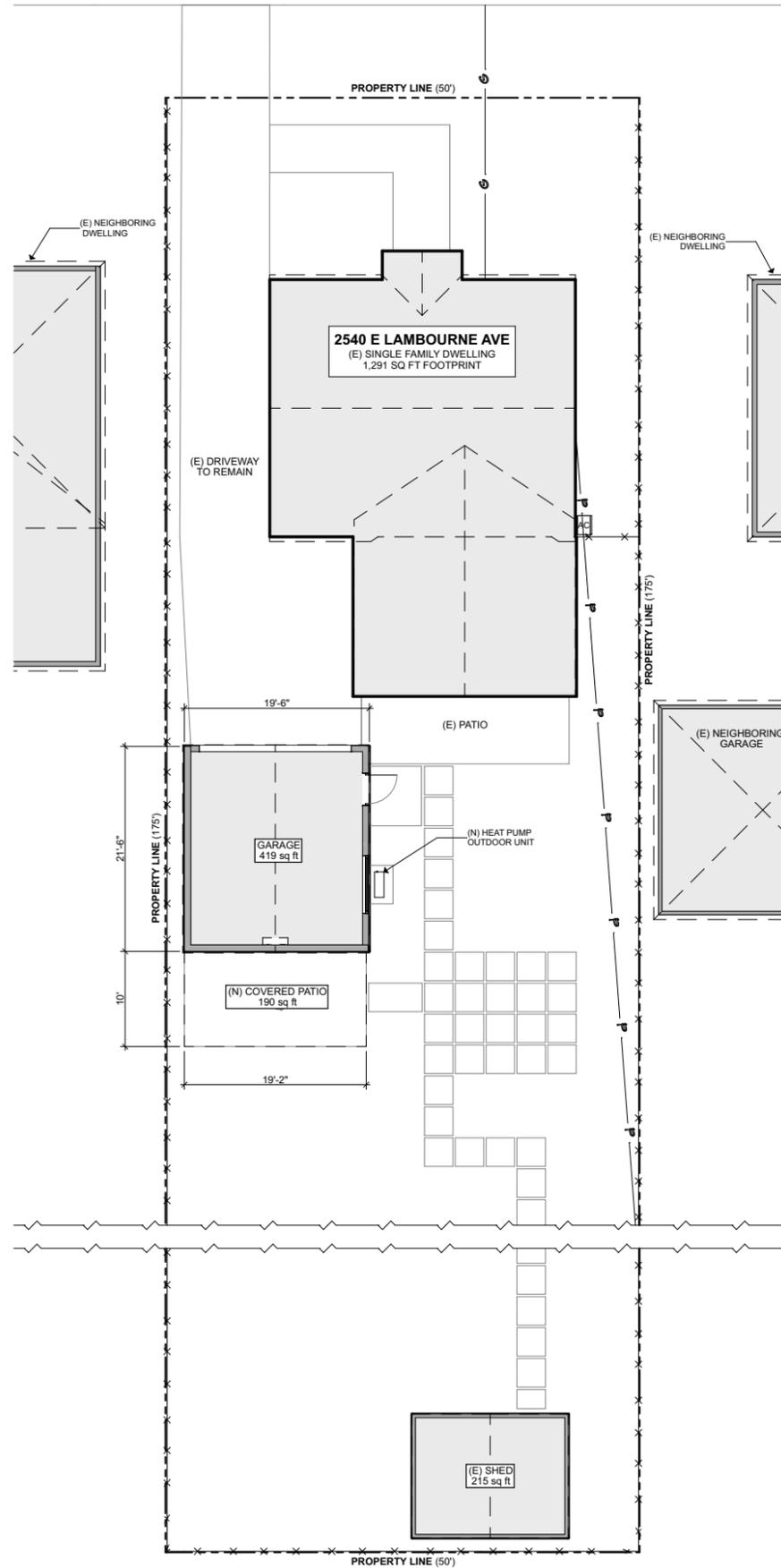
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SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"



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dave@brachdesign.com

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LINETYPE LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
	GAS
	WATER
	SEWER
	POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE
	4" PERF PIPE IN GRAVEL BED
	STRAW WATTLE
	TREE PROTECTION FENCE

ACCESSORY BUILDING FOOTPRINT(AREA) CALCULATION	
(E) SINGLE FAMILY DWELLING	1,291 sq ft
(E) CARPORT / (N) GARAGE	419 sq ft
(E) / (N) COVERED PATIO	190 sq ft
(E) SHED	215 sq ft
TOTAL ACCESSORY BUILDING FOOTPRINT	824 sq ft
PERCENTAGE OF PRIMARY STRUCTURE	824 / 1,291 = 63%
MAXIMUM ALLOWED = 60%	

ACCESSORY BUILDING COVERAGE CALCULATION	
LOT AREA	8,750 sq ft
TOTAL ACCESSORY BUILDING FOOTPRINT	824 sq ft
PERCENTAGE OF LOT COVERAGE	824 / 8,750 = 9%
MAXIMUM ALLOWED = 25%	

BOLT GARAGE
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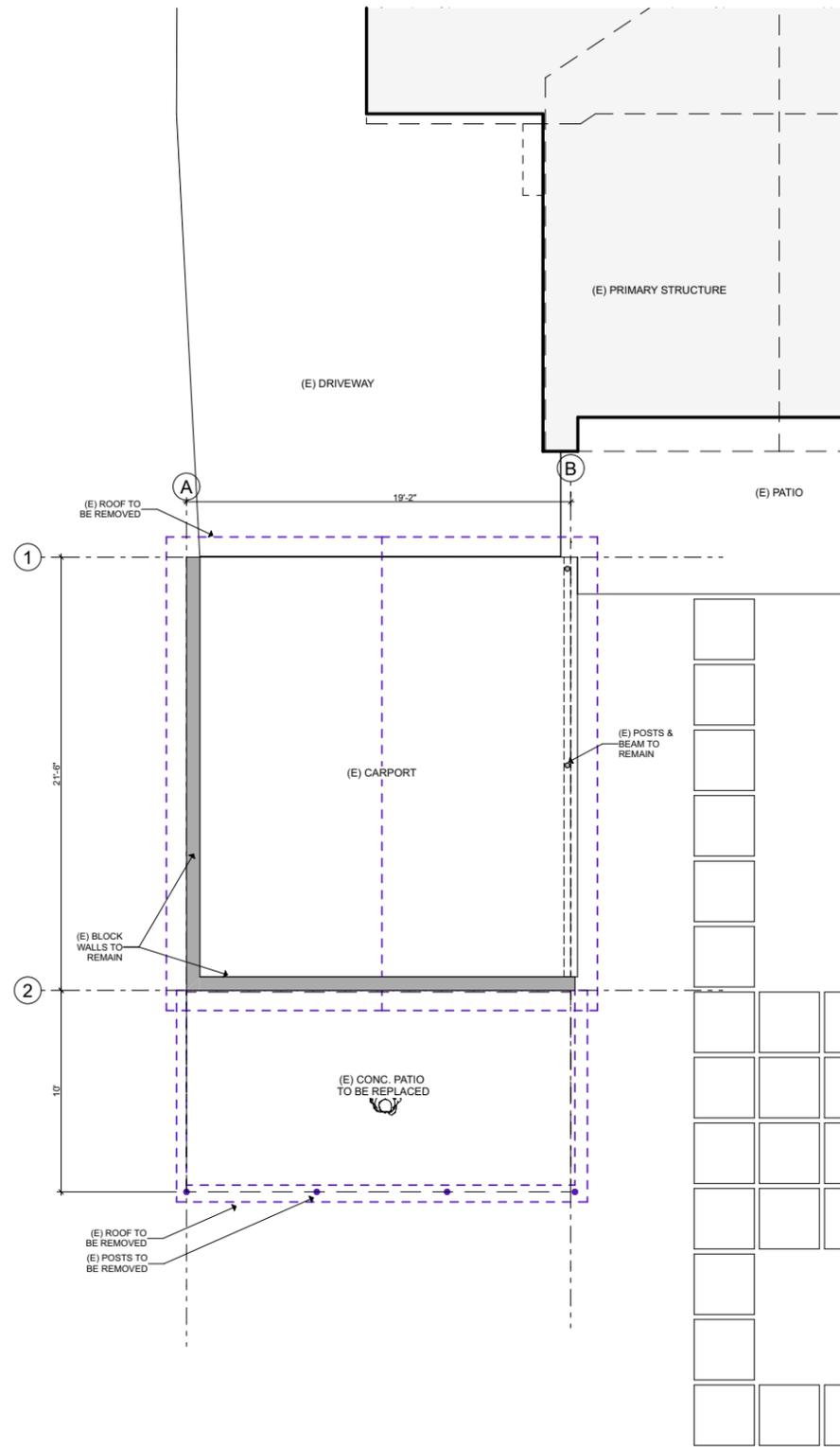
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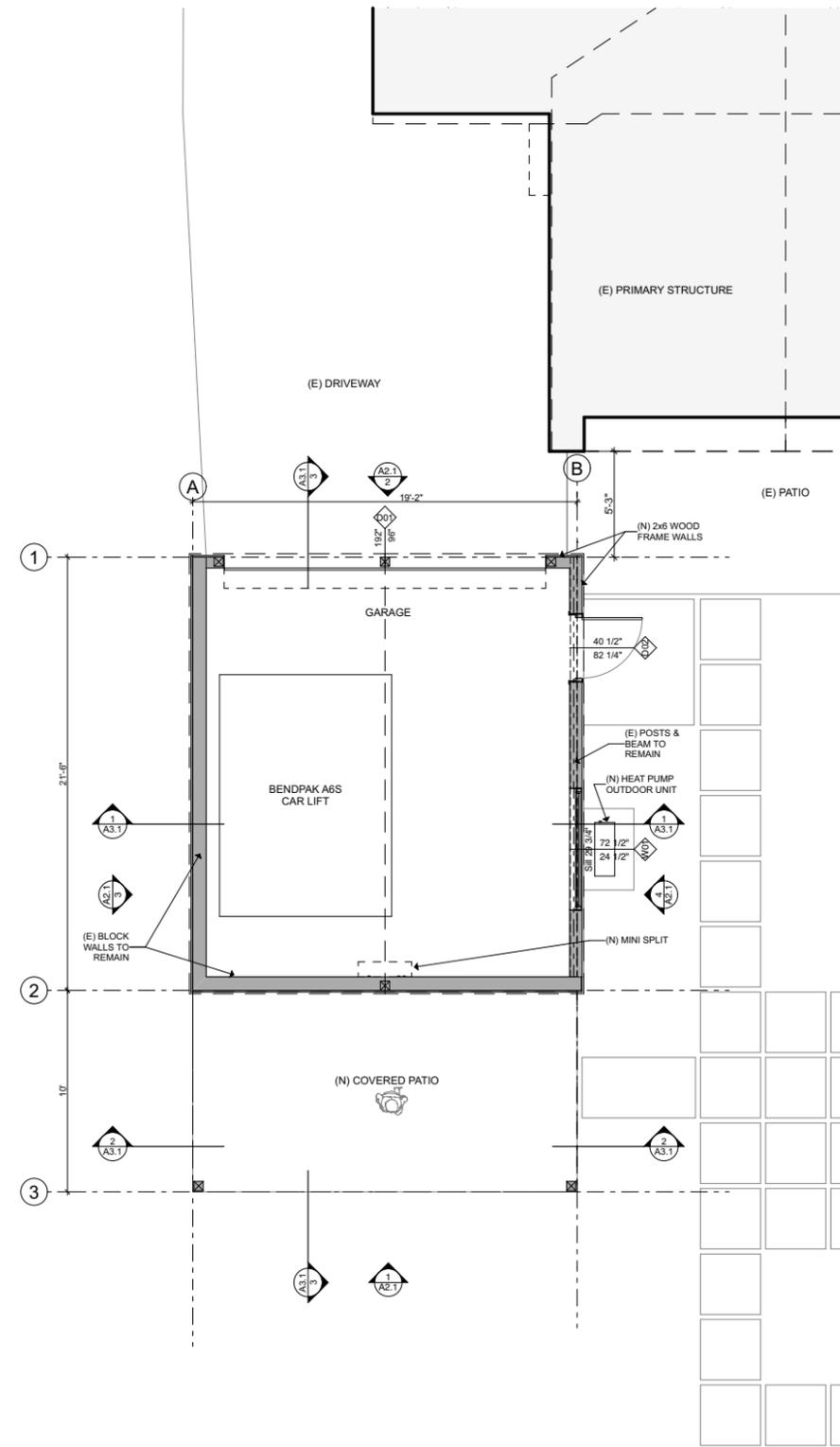
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SITE PLAN
A0.2

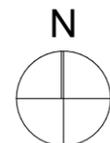
DEMO LEGEND & NOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	



1 FIRST FLOOR - EXISTING / DEMO
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR - NEW
SCALE: 1/4" = 1'-0"



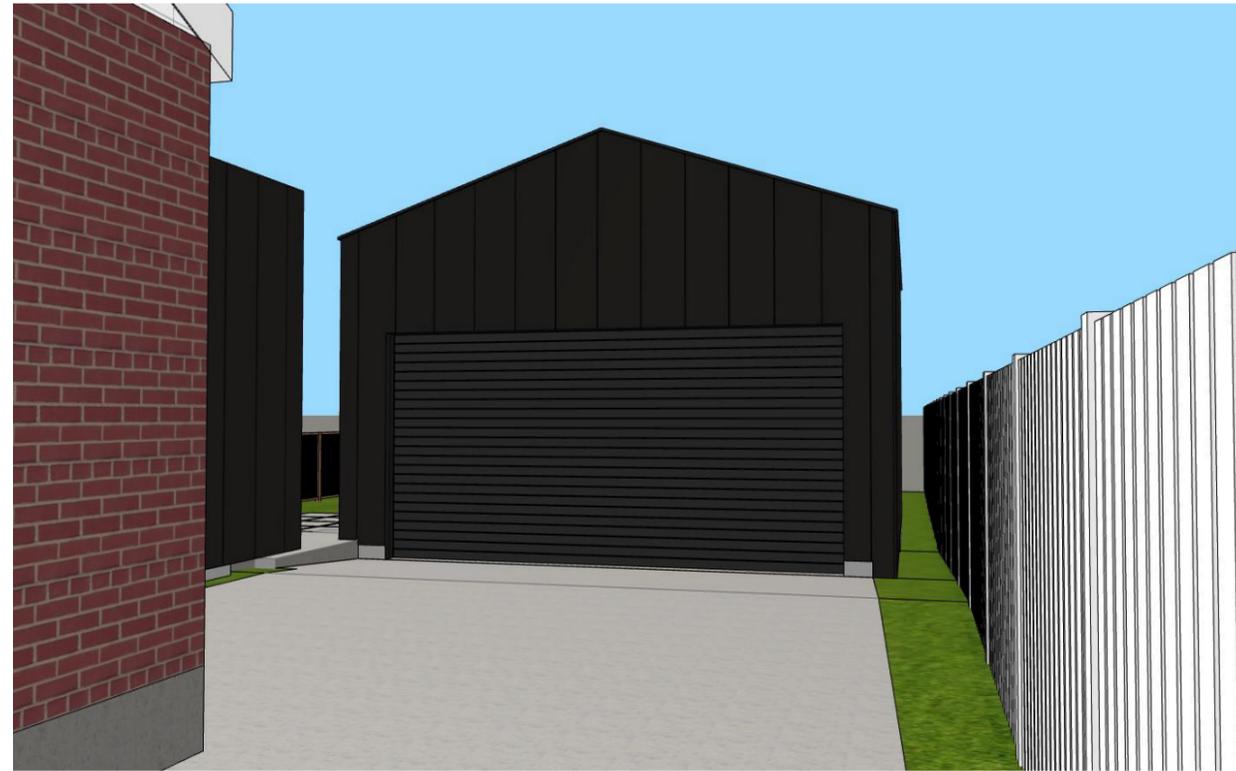
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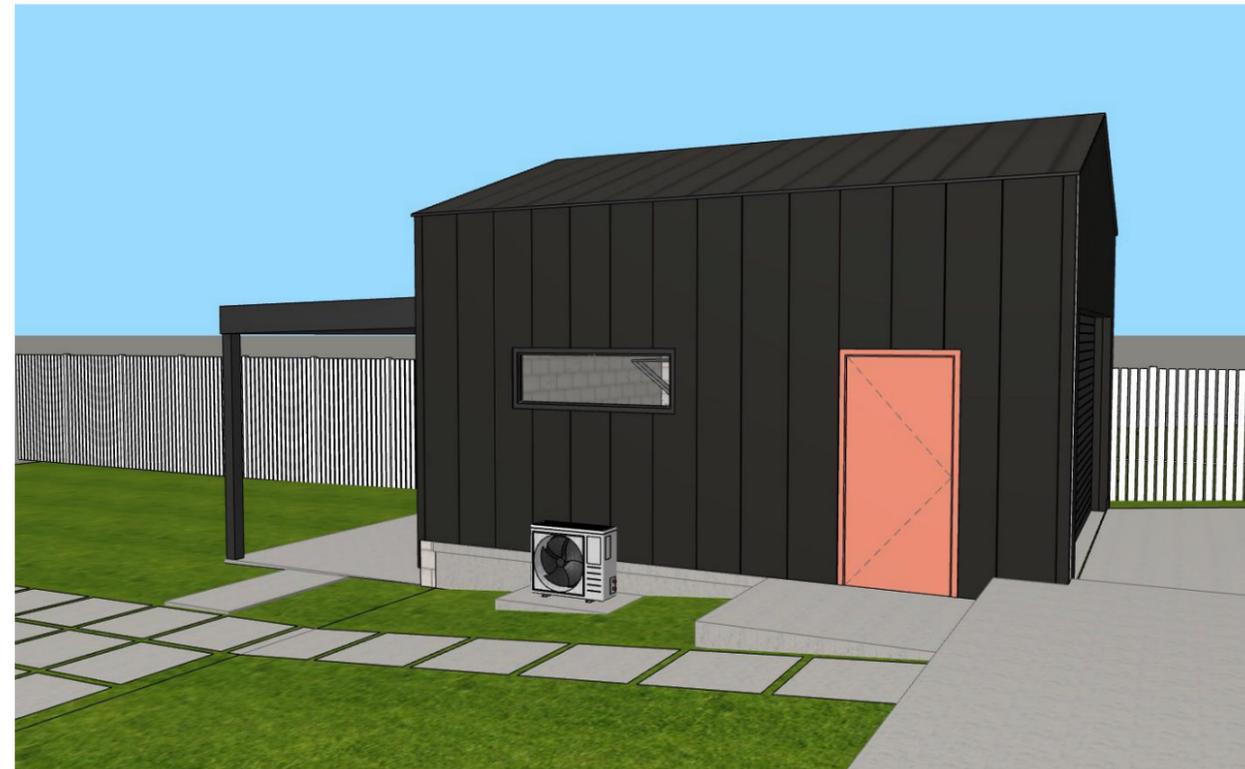
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1 NORTH VIEW
SCALE: 1:64.96



3 SOUTHEAST VIEW
SCALE: 1:64.96



2 NORTHEAST VIEW
SCALE: 1:64.96

REVISIONS:

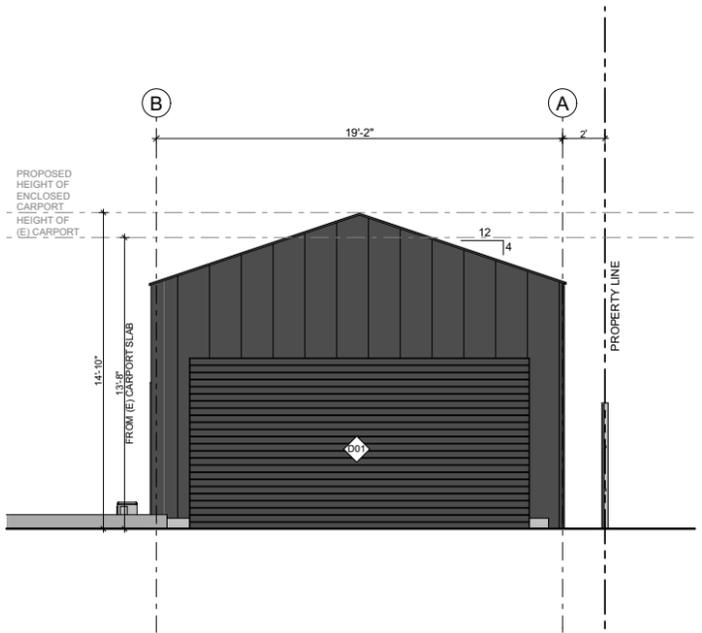
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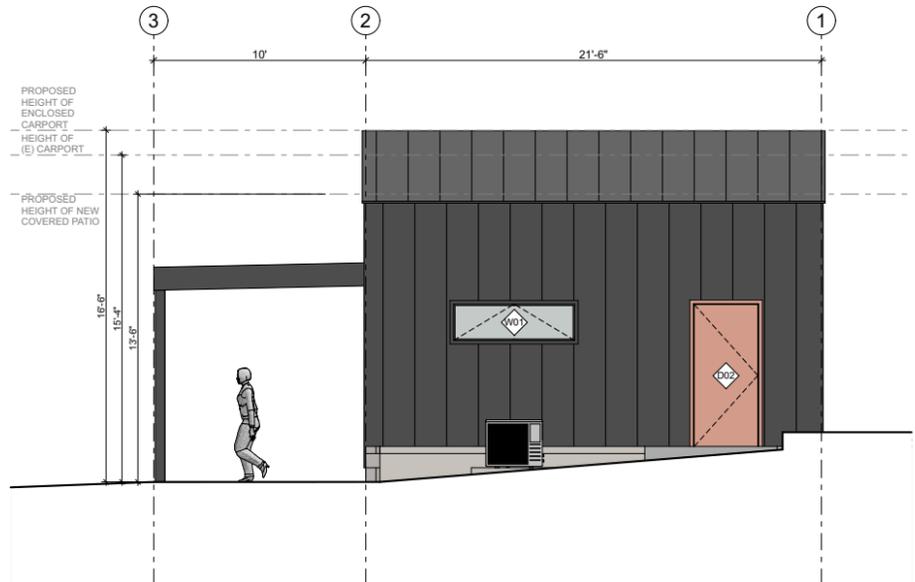
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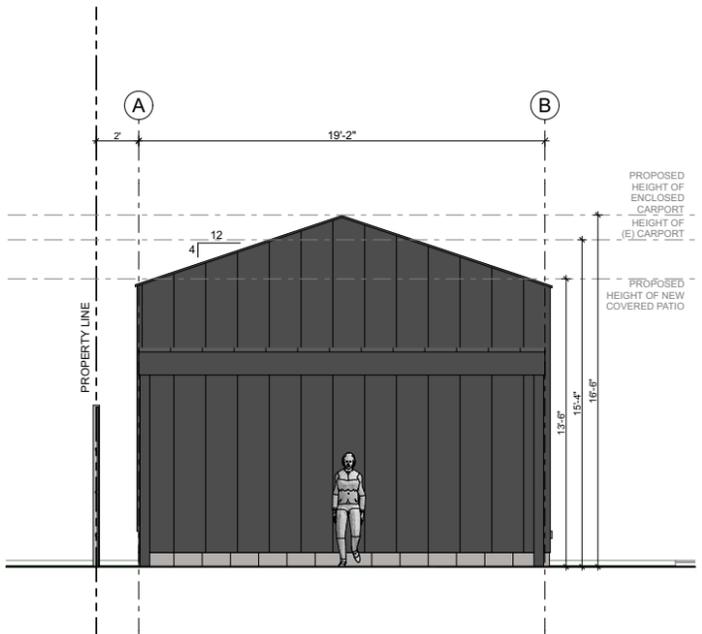
WINDOW AND EXTERIOR DOOR SCHEDULE															
ID	FRONT VIEW	UNIT SIZE		UNIT SIZE HEIGHT- LOW	R.O. SIZE		SILL HEIGHT	OPERATION TYPE	NOTES	MANUFACTURER	SERIES	U-FACTOR	SHGC	COLOR	
		WIDTH	HEIGHT - HIGH		WIDTH	HEIGHT									
D01		16'	8'		16'-10"	8'-10"	-2'-4"	D1 Garage 01 27							
D02		3'	6'-8"		3'-4 1/2"	6'-10 1/4"	-2'-4"	D1 Entrance 27							
W01		6'	2'		6'-10"	2'-10"	2'-5 1/2"	W Awning 1 27							



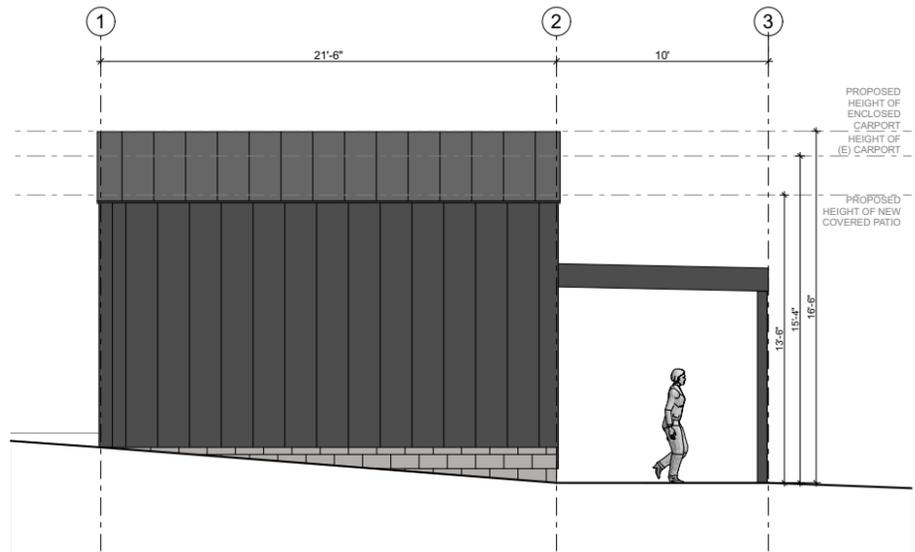
1 (N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



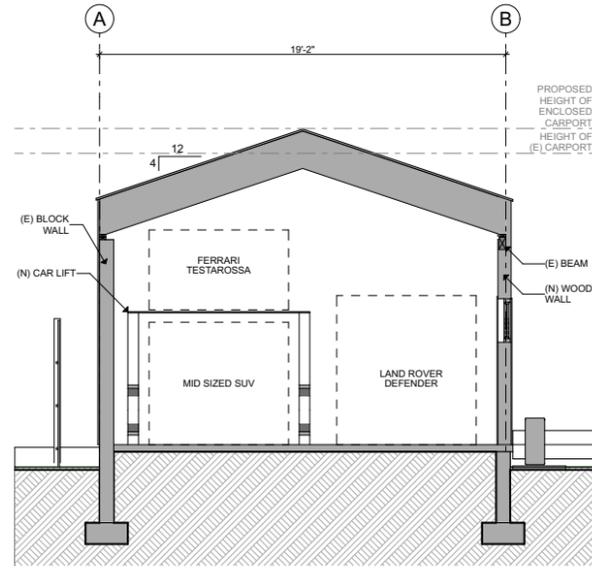
3 (N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



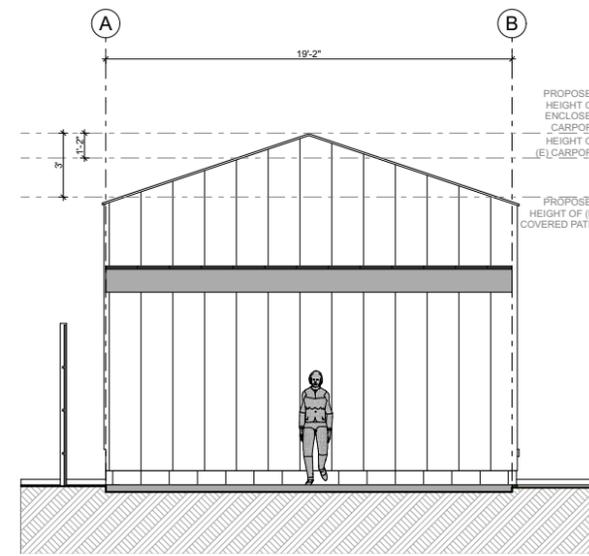
4 (N) WEST ELEVATION
SCALE: 1/4" = 1'-0"

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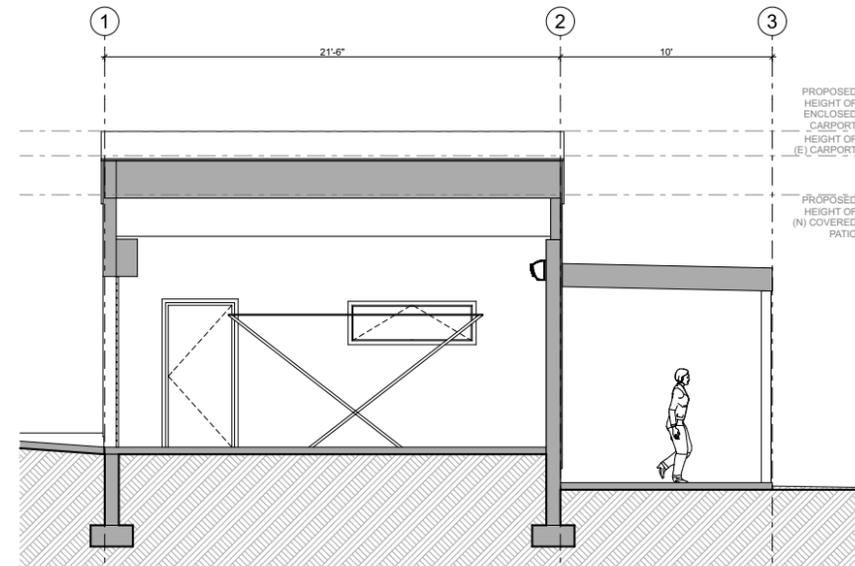
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1 EW BUILDING SECTION GARAGE
SCALE: 1/4" = 1'-0"



2 EW BUILDING SECTION PATIO
SCALE: 1/4" = 1'-0"



3 NS BUILDING SECTION
SCALE: 1/4" = 1'-0"

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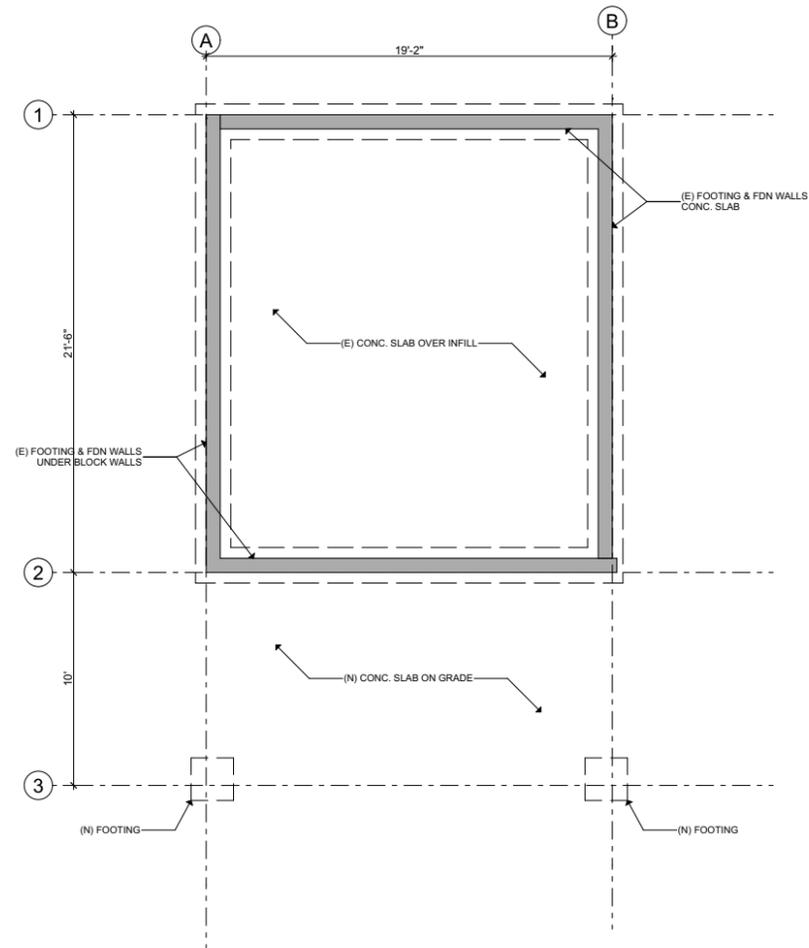
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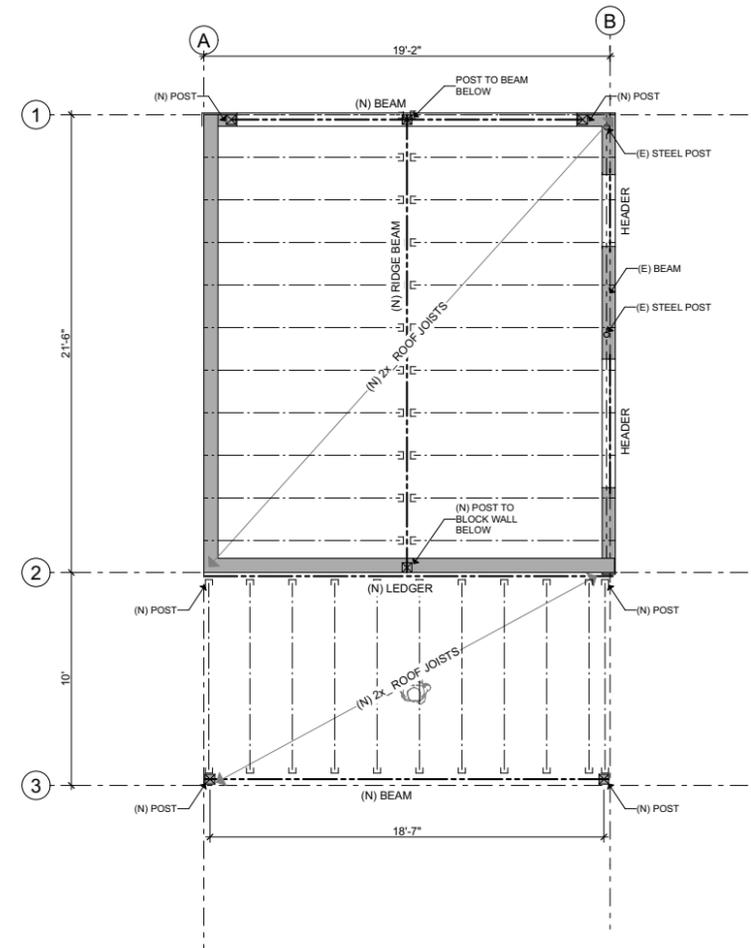
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1 FOOTING & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF FRAMING
SCALE: 1/4" = 1'-0"

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