

**October 22, 2018**



**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2018-00834**

**REQUEST:**

This is a request for an administrative interpretation regarding the property located at approximately 2845 S 1100 E (tax ID# 16-29-227-027). The applicant would like to build a single-family dwelling on the property and is proposing a lot line adjustment with the adjacent property located at 2837 S 1100 E to bring the lot into compliance with the minimum lot area required in the zoning district. The applicant is also proposing a driveway access from Crandall Avenue.

**DECISION:**

The Zoning Administrator finds that the subject property located at approximately 2845 S 1100 E (tax ID# 16-29-227-027) is not recognized by Salt Lake City as a legal lot. The Zoning Administrator also finds that the proposed adjustments to the existing lot do not satisfy the minimum standards of the zoning district, and therefore a single-family dwelling cannot be constructed on the property.

**FINDINGS:**

The subject property is currently located in the R-1/7000 (Single-Family Residential) zoning district. The lot has a total area of approximately 3,950 SF and does not have frontage on a public street. The R-1/7000 zoning district requires a minimum lot area of 7,000 SF and a minimum lot width on a public street of 50 feet. The subject property does not comply with the minimum lot area and the minimum lot width of the R-1/7000 zoning district.

Section 21A.38.060 of the Salt Lake City Zoning Ordinance states the following regarding noncomplying lots:

*"Any noncomplying lot not approved by the city that was created on or between January 13, 1950 to April 12, 1995, may be approved as a legal noncomplying lot subject to the lot meeting minimum zoning and subdivision requirements at the time the lot was created and documented through an updated zoning certificate for the property."*

Based on documents obtained from the Salt Lake County Recorder's Office, the first instance the subject lot is described as an individual parcel is in 1986. A Quit-Claim Deed recorded on January 15, 1986, as entry number 4189217 in book 5727 page 2099, describes the subject property as follow:

*1225 E 2800 S # aprox  
Commencing at NE corner lot 1 block 1 Hill Crest 2nd add S 24°15' W 54.69 Ft S  
89°49' W 68.764 Ft N 0°02' E 50Ft N 89°49' E 89.55 Ft to beginning*

When the lot was created, the subject property was in the R-2 zoning district, which required 5,000 SF for a single-family dwelling, and section 6811(E) of the Salt Lake City Subdivision Ordinance required that all lots faced upon a street. There is no record of the lot being approved by Salt Lake City through the required subdivision process and, because the lot does not meet the

minimum zoning and subdivision requirements in effect at the time it was created, the lot is not found to be a legal noncomplying lot.

In order to build a single-family dwelling on the property, this lot would have to be in compliance with all applicable standards of the zoning ordinance, including the minimum lot area and minimum lot width fronting a public street required in the R-1/7000 zoning district. The property may also be developed through a Planned Development so as long as it satisfies the standards of Chapter 21A.55 – Planned Developments.

If you have any questions regarding this interpretation please contact Mayara Lima at (801) 535-7118 or by email at [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com).

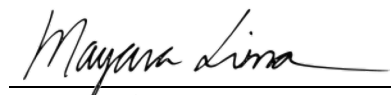
**APPEAL PROCESS:**

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person or by mail at:

<b>In Person:</b> Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	<b>US Mail:</b> Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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**NOTICE:**

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.



Mayara Lima  
Associate Planner

cc: Nick Norris, Planning Director  
Joel Paterson, Zoning Administrator  
Greg Mikolash, Development Review Supervisor  
Posted to Web  
Applicable Recognized Organizations

Vicinity Map



Recorded at Request of Dennis B. and Winnifred T. Horman  
at            M. Fee Paid \$             
by            Dep. Book            Page            Ref.:             
Mail tax notice to D.B. & W.T. Horman Address 4888 Damon Circle  
Salt Lake City, Utah 84117

## 4189217 QUIT-CLAIM DEED

Birdie A. Horman  
of Salt Lake City, County of Salt Lake, State of Utah, hereby  
QUIT-CLAIM to

Dennis B. and Winnifred T. Horman

of Salt Lake City, Salt Lake County, State of Utah for the sum of  
Ten and no/100            DOLLARS,  
and other good and valuable consideration  
the following described tract of land in Salt Lake County,  
State of Utah:

1225 E 2800 S # aprox  
Commencing at NE corner lot 1 block 1 Hill Crest  
2nd add S 24°15' W  
54.69 Ft S 89°49' W 68.764 Ft N 0°02' E  
50 Ft N 89°49' E 89.55 Ft to beginning

500  
JAN 15 12 05 PM '86  
SALT LAKE COUNTY,  
UTAH  
RECORDED  
grantee  
RED OF  
DEP  
Penny Kyrle  
Penny Kyrle

WITNESS the hand of said grantor, this 2nd day of  
September, A. D. one thousand nine hundred and eighty five.

Signed in the presence of

Dennis B. Horman  
Birdie A. Horman

STATE OF UTAH, } ss.  
County of Salt Lake

2nd day of September, A. D. one  
thousand nine hundred and eighty five  
personally appeared before me  
Dennis B. Horman and Birdie A. Horman

the foregoing instrument, who duly acknowledge to me that they executed the

My commission expires May 5, 1987 Address: Salt Lake County, Utah