

December 14, 2018

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2018-00953**



REQUEST:

This is a request for an administrative interpretation regarding whether the property addressed as 351 S 200 W (15-01-428-023-0000, the "Elimination Parcel") is required for the existing Marriott Hotel (the "Hotel") to remain in compliance with all applicable municipal laws and regulations. The Hotel building sits on three parcels: 130 W 400 S (15-01-428-015-0000), 140 W 400 S (15-01-428-014-0000), both zoned D-1 (Central Business) zoning district, and 160 W 400 S (15-01-428-021-0000), zoned D-3 (Downtown Warehouse/Residential), collectively, the "Hotel Parcel."

DECISION:

The Zoning Administrator finds that the Elimination Parcel (351 S 200 W (15-01-428-023-0000)) is not required or necessary for purposes of the Hotel's legal compliance with applicable zoning regulations (collectively, "Applicable Laws") and the sale or transfer of the Elimination Parcel will not cause a violation of any Applicable Laws or adversely impact the legal zoning compliance status of the Hotel or the Hotel Parcel.

FINDINGS:

- The properties 351 S 200 W, 130 W 400 S, 140 W 400 S, and 160 W 400 S are owned and operated by Salt Lake Hotel 4th South, LLC.
- The Hotel building sits on properties 130 W 400 S, 140 W 400 S, and 160 W 400 S. No portion of the Hotel building encroaches into the Elimination Parcel (351 S 200).
- The applicant provided a parking calculation indicating 45 stalls required for the 70,000 square feet of hotel space. The proposal to sell or transfer the Elimination Parcel would eliminate 29 stalls. The three remaining parcels in the Hotel Parcel would have combined a total of 94 stalls, which exceeds the minimum off-street parking requirement for the Hotel use.

If you have any questions regarding this interpretation please contact Chris Earl at (801) 535-7932 or by email at christopher.earl@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:

In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	US Mail: 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.



Chris Earl
Associate Planner

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

Attachments:

Vicinity map of subject property

