



May 2, 2019

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2019-00234**

REQUEST:

This is a request for an administrative interpretation regarding whether the property located at approximately 727 N. West Capitol Street (Tax ID#08-25-477-027-0000) is a legal lot in accordance with the Salt Lake City zoning laws. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district and is also within the Capitol Hill Local Historic District.

DECISION:

The Zoning Administrator finds that the subject property located at approximately 727 N West Capitol Street (Tax ID#08-25-477-027-0000) is not recognized by Salt Lake City as a legal lot and therefore, a single family detached dwelling could not be constructed on the subject property.

FINDINGS:

The subject property is an irregular shaped property with a total lot area of approximately 435.6 square feet (0.01 acres), and a lot width of approximately 32.5 feet. The SR-1A zoning district requires a minimum lot area of 5,000 square feet for a detached single-family dwelling and a minimum of 50 feet of lot width.

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

*A lot that is noncomplying as to lot area or lot frontage that was in legal existence on the effective date of any amendment to this title that makes the existing lot noncomplying shall be considered a legal complying lot and is subject to the regulations of this title. Any noncomplying lot not approved by the city that was created **prior to January 13, 1950**, may be approved as a legal noncomplying lot subject to the lot meeting minimum zoning requirements at the time the lot was created and documented through an updated zoning certificate for the property.*

The first time the subject property is described in its current configuration was in 1993. The subject parcel is described in a Quit-Claim Deed (#5496224 in Book 6656 Page 2483) from William & Beverley Bleazard to Ben Hochstatter. The associated deed and abstract are attached to this interpretation. In the 1993 deed, the property is described as follows:

BEG AT NE COR OF LOT 1, BLK 1, CITY VIEW ADDITION; S 31°09'12" E 32.53 FT; S 89°59'13" W 36.33 FT; N 35° E 34 FT TO BEG. 0.01 AC M OR L.

In 1993, the property was zoned R-3A Residential which required a lot area of 5,000 SF for a single-family dwelling. There was not a lot width requirement in 1993. As such, the subject lot did not meet the minimum zoning requirements at the time the lot was created and therefore is not recognized as a legal lot in accordance with Salt Lake City zoning laws.

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 at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.



Amy Thompson
Senior Planner

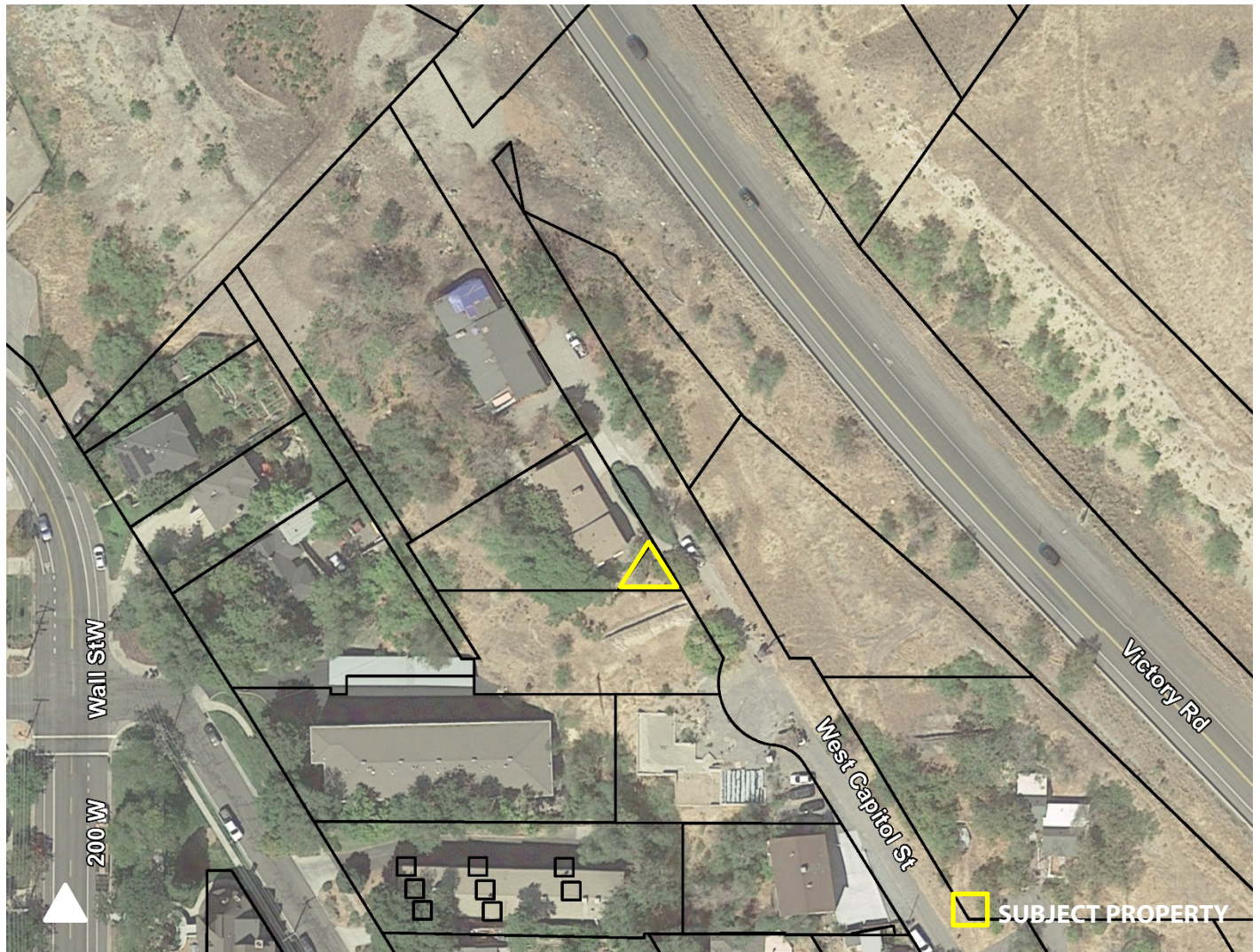
CC:

Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Applicable Recognized Organization – Capitol Hill Community Council
Posted to Web
File

Attachments:

Vicinity map of subject property
1993 Deed

Vicinity Map of Subject Property (727 N West Capitol Street, Parcel 08-25-477-027-0000)



Recorded at Request of.....
at..... M. Fee Paid \$.....
by..... Dep. Book..... Page..... Ref.:.....
737 No. West Capitol St.
Mail tax notice to..... Address..... S.C.U.T. 84103

QUIT-CLAIM DEED

WILLIAM W. & BEVERLEY BLEAZARD
of Salt Lake, County of SALT LAKE, State of Utah, hereby
QUIT-CLAIM to

BEN HOCHSTATTER

of COUNTY OF SALT LAKE, state of Utah, grantee
for the sum of DOLLARS,

TEN DOLLARS
the following described tract of land in SALT LAKE, County,
State of Utah:

LEGAL DESCRIPTION
BEG AT NE COR OF LOT 1, BLK 1, CITY VIEW ADDITION; S
31°09'12" E 32.53 FT; S 89°59'13" W 36.33 FT; N 35° E 34 FT
TO BEG. 0.01 AC M OR L.

08-25-477-027

WITNESS the hand of said grantor, this 10th day of December, A. D. one thousand nine hundred and Ninety.

Signed in the presence of

William W. Bleazard
Beverley Bleazard

STATE OF UTAH,

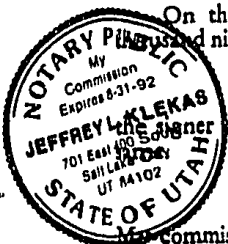
County of Salt Lake } ss.

On the 10th day of December, A. D. one thousand nine hundred and Ninety

day of December, A. D. one thousand nine hundred and Ninety

William W. Bleazard and Beverly Bleazard

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



Jeffrey L. Klekas
Notary Public.

My Commission expires

8-31-92

Address: 701 East 400 South, Salt Lake City, Ut.

4-23-93
93-9055
5496224
JR

LEAD TYPE
CO. RECORD

BK6656PG2482

1000

5496224
04 MAY 93 04:26 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
PARAMOUNT TITLE
REC BY: SHARON WEST , DEPUTY

BK6656PG2483