

June 15, 2020



**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2020-00315**

REQUEST:

This is a request for an administrative interpretation to determine if a new single-family dwelling can be constructed on the property located at approximately 1135 E 1700 S (Tax ID#16-17-258-033-0000). The parcel is currently vacant.

DECISION:

The Zoning Administrator finds that the subject property located at approximately 1135 E 1700 S (Tax ID#16-17-258-033-0000) is recognized by Salt Lake City as a legal complying lot. Therefore, a single family detached dwelling could be built on the subject property subject to meeting the zoning requirements of the applicable R-1/5000 (Single Family Residential) zoning district, the off-street parking requirements in 21A.44 of the zoning ordinance, and any other applicable approvals and permits required from other city divisions. The applicant will need to apply to have a new address assigned to the property through Salt Lake City's Engineering Division. Additional information can be obtained by e-mailing Rebecca Thomas at rebecca.thomas@slcgov.com or by calling 801-535-7794.

FINDINGS:

The subject property has a lot area of approximately 0.1705 AC or 7,426 SF, a lot width of 50 FT, and is located in the R-1/5000 (Single Family Residential District) zoning district. The R-1/5000 zoning district requires a lot area of 5,000 SF and a lot width of 50 FT for a detached single-family dwelling. The subject property complies with the minimum lot area and lot width requirements of the R-1/5000 zoning district.

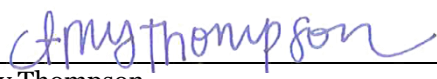
The subject lot was created by a warranty deed in 1980 in accordance with Salt Lake City Board of Adjustment Case No. 8134. The Board of Adjustment case granted approval to subdivide an existing property occupied by a duplex to create a building lot, which resulted in the lot that is the subject of this interpretation.

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.

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.



Amy Thompson
Senior Planner

CC:

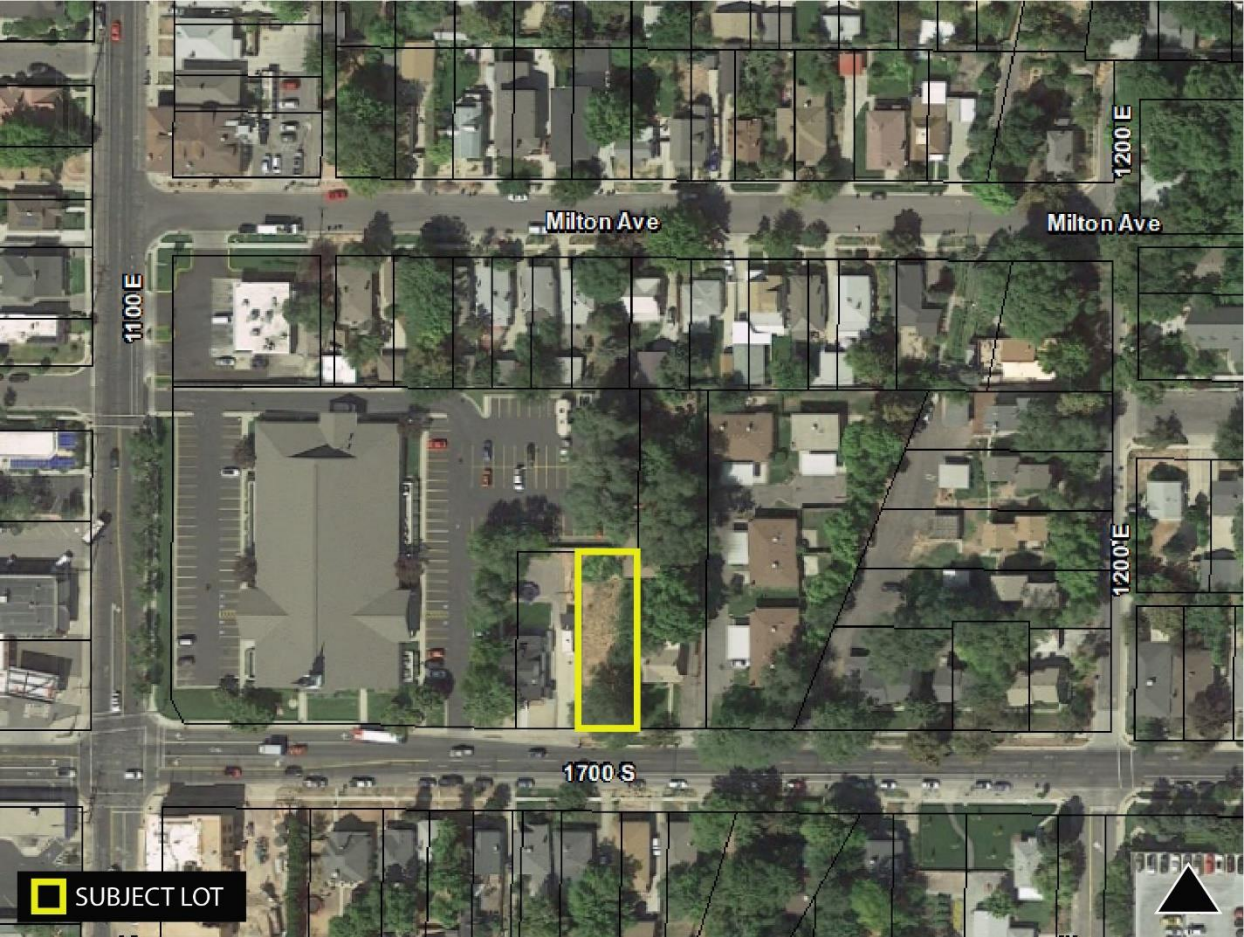
Nick Norris, Planning Director

Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Applicable Recognized Organizations
Posted to Web
File

Attachments:

Vicinity map of subject property
BoA Card – 1979
Warranty Deed - 1980

Vicinity Map of Subject Property (1135 E 1700 South, Parcel 16-17-258-033-0000)



1135

Address: ~~1145~~ East 1700 South Street

Owner: James E. Fenton on behalf of the Buhler Family

Variance: Permission to subdivide an existing property to create a building lot causing the existing duplex not to have the required 20 feet of side yards in an "R-2" District.

Case No. 8134

Date: 9/24/79

Action Granted (Prov.)

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____

Mail tax notice to _____ Address _____

400

David Jones Ref.

REF GRANITE TITLE CO.

JUN 6 10 57 AM '80

KATIE L. KORN
SALT LAKE COUNTY
STATE OF UTAH
RECORDS

3441957 WARRANTY DEED

JOHN C. S. KOO AND JOHN M. JANSON, AS TENANTS IN COMMON grantor
of _____, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to FRANK D. TATUM, JR.

of Salt Lake City, Salt Lake County, Utah grantee
TEN AND NO/100----- DOLLARS,
for the sum of

the following described tract of land in Salt Lake County,
State of Utah:

Beginning 397.65 feet East of the Southwest corner of Lot 2, Block 16-A
Five Acre Plat "A", Big Field Survey, and running thence West 50 feet, thence
North 148.5 feet; thence East 50 feet, thence South 148.5 feet to the point
of beginning. Containing 0.17 acres, more or less.

Subject to easements, restrictions and rights of way appearing of record.
Subject to the lien of the general property taxes after January 1, 1980.

The sellers of the described lot do not intend, nor imply, any affirmative
easements, negative covenants, and equitable servitudes (which would make
the subject lot the dominant estate) to the buyer or the subject lot con-
veyed.

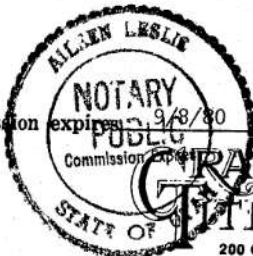
WITNESS, the hands of said grantors, this 30th day of
May, A. D. 19 80

Signed in the Presence of

John C. S. Koo by John M. Janson attorney in fact
John C. S. Koo
John M. Janson
John M. Janson

STATE OF UTAH, }
County of Salt Lake } ss.

On the 30th day of May, A. D. 19 80
personally appeared before me John C. S. Koo, by John M. Janson, attorney in fact,
and John M. Janson, as tenants in common
the signers of the within instrument, who duly acknowledged to me that they executed the
same.



Allen Leslie
Notary Public.

My commission expires _____ Residing in Salt Lake City

GRANITE TITLE CO.
Page 5 of 6
200 OQUIRH PLACE • 350 SOUTH 400 EAST
SALT LAKE CITY, UTAH 84111 • PHONE (801) 521-2480

BOOK 5108 PAGE 936

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