

May 22, 2020

**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2020-00317**



**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 719 E Logan Avenue #Rear (Tax ID#16-17-155-016-0000). There is an existing single-family dwelling on the subject property.

**DECISION:**

The Zoning Administrator finds that the noncomplying structure on the subject property could be restored or rebuilt in accordance with the provisions of section 21A.38.050.G.3 of the Salt Lake City zoning ordinance and any other applicable approvals and permits required from other city divisions.

**FINDINGS:**

The subject property is approximately .10 acres or 4,356 square feet and located in the R-1/5000 (Single Family Residential District) zoning district. The subject property does not have frontage on a public street. The R-1/5000 zoning district requires a lot area of 5,000 SF for a single-family dwelling. There is an existing single-family dwelling on the subject property that is a noncomplying structure because the lot does not meet the minimum lot area requirements in [21A.24.070](#) for a detached single-family dwelling, and the structure does not have frontage on a public street. There may be other aspects of the structure that are noncomplying (such as setbacks, building footprint etc.) however, information was not provided with this interpretation application to identify other aspects of noncompliance at this time.

The applicant submitted information indicating the noncomplying structure on the subject property suffered from a fire on January 10, 2020. Salt Lake City Building Services will need to conduct a fire inspection of the property. To schedule an inspection please call (801) 535-7224 and visit <https://www.slcc.gov/buildingservices/building-inspections/> for more information.

Section [21A.38.050.G.3](#) states the following regarding restoration of a noncomplying structure that is involuntarily destroyed:

*G. Deterioration, Damage or Destruction of Noncomplying Structure: Restoration of a deteriorated, damaged or destroyed noncomplying structure shall be subject to the following:*

- 3. If a noncomplying structure is involuntarily destroyed in whole or in part due to fire or other calamity and the structure or use has not been abandoned, the structure may be restored to its original condition with respect to building footprint, setback, height and other noncomplying dimensional standards of the zoning district in which the structure is located, provided such work is started within one year, unless a longer time frame is approved by the building official, after such calamity.*

**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  
Utah Disaster Kleenup- [Explore 719 E. Logan Ave in 3D.](#)

**Vicinity Map of Subject Property (719 E Logan Avenue (rear), Parcel 16-17-155-016-0000)**

