

November 18, 2020

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2020-00795**



REQUEST:

This is a request for an administrative interpretation to determine if the parcel located at approximately 24 S 1000 E (Tax ID#16-05-128-009-0000) can be subdivided. There are two existing single-family dwellings on the subject property.

DECISION:

The Zoning Administrator finds that an application for a subdivision of the subject parcel could be submitted subject to approval of a [Special Exception application](#). The Special Exception application will be reviewed in accordance with the standards in section [21A.52.030.A.10](#) and [21A.52.060](#) of the Salt Lake City zoning ordinance. There may be other applicable approvals and permits required from other city divisions.

FINDINGS:

The subject property is approximately 0.19 acres or 8,276 square feet and located in the R-2 (Single- and Two-Family Residential) zoning district. The R-2 zoning district requires a lot area of 5,000 SF for a single-family dwelling. There are two single family dwellings on the subject property. The structures on the property are noncomplying because the lot does not meet the minimum lot area requirements (10,000 square feet) in [21A.24.110](#) for two detached single-family dwellings. The rear structure on the property is also noncomplying because the structure does not have frontage on a public street. There may be other aspects of the structures 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. Noncomplying structures are subject to the provisions in section [21A.38.050](#) of the Salt Lake City zoning ordinance.

Section [21A.52.030.10.A](#) states the following regarding dividing the lot:

10. *Dividing existing lots containing two (2) or more separate residential structures into separate lots that would not meet lot size, frontage width or setbacks provided:*
 - a. *The residential structures for the proposed lot split already exist and were constructed legally.*
 - b. *The planning director agrees and is willing to approve a subdivision application.*
 - c. *Required parking equal to the parking requirement that existed at the time that each dwelling unit was constructed.*

Salt Lake City permit records indicate the front structure on the property was constructed in 1907, and the rear structure on the property was constructed in 1912. Both of the single-family dwellings on the property were legally constructed prior to any Salt Lake City zoning laws. There were not any parking requirements in 1907 or 1912 when the dwelling units were constructed.

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

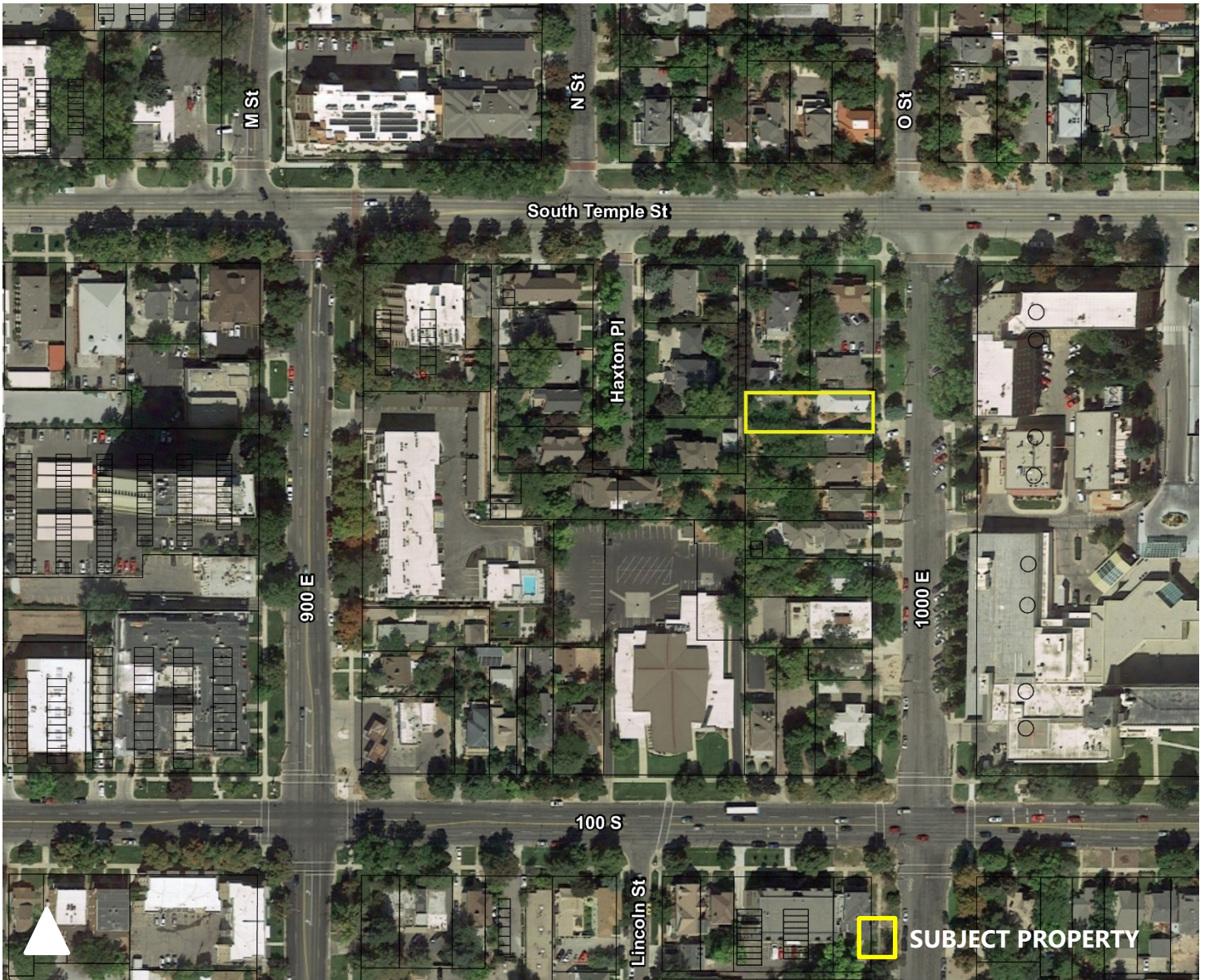
CC:

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
Salt Lake City Sewer Lateral Permits – 1907 & 1912

Vicinity Map of Subject Property (24 S 1000 East, Parcel 16-05-128-009-0000)



3216

ENGINEERING DEPARTMENT.
SALT LAKE CITY, UTAH.
LOUIS C. KELSEY,
CITY ENGINEER.

ACC'T. No.

Permit
SEWER EXTENSION

No.

3216

SURVEY OF

Sewer Permit

W.E. Bence

#24 So. 10th E.

1907

INST.

ROD

TAPE

REMARKS:

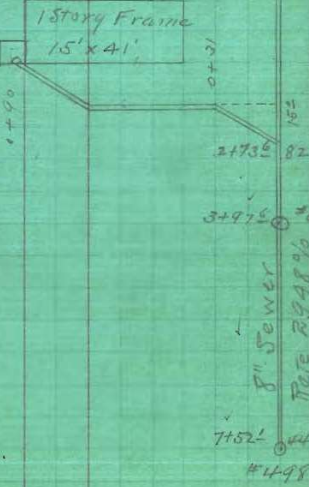
H.H. Walsh Plumber

Plates 9-6

NOTES CHECKED BY

Davis
8-23-27

Sta	+	+	-	Centerline Elev	Gr. El.	Hub Line Offset 2 So	So. Temple
B.M. 1707				4499.05		10th E + So. Temple	Plat 2
	2.04	01.09					FT. #31
T.P.			10.96	90.13			0+88
	3.96	94.09					
0+88							FT. #31
to					82.08		
2+73					67		
+31							
+51							
+71							
+90							
Check Back							
	8.88	02.26					
			3.22	99.04			
Cleanout							
70 E + 172 So							
of S.E. Por House							



ENGINEERING DEPARTMENT.
SALT LAKE CITY, UTAH.
D. H. BLOSSOM.
CITY ENGINEER.

NAME

C. J. ROSE

ACCOUNT NO. 48 J

LOCATION

REAR #4 - 32. 10th E 9th St

SEWER PERMIT

PLUMBER

John W. TOBIN

NO.

9818

Oct. 3

1917

Heiss

INST.

Phillips & Horse

ROD

TAPE

REMARKS: Anti-Freezer - stood when

Brick House - now stands

See Permit #3216 For Balance

of Grades

- 2-6 -

NOTES CHECKED BY

Platted by Hurd
5-21-14

Sta.	Sight	Elev.	Grade	Cut
B.M.	Mon.	449.77	10 th Ept + So. Ten.	
H.I.	+ 1.58	99.50		
T.P.	- 10.18	89.32		
H.I.	+ 3.51	92.83		
0+00	3.3	89.5	85.83	✓
0	3.20	89.63	3.8	✓
0+33	4.8	86.0	86.39	✓
0	5.04	87.77	1.4	✓

