

April 11, 2022

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2022-00307**



REQUEST:

This is a request for an administrative interpretation to determine if the property located at approximately 738 North West Capitol Street (Tax ID# 08-25-479-003-0000) is a recognized by Salt Lake City as a legal lot and if a dwelling can be constructed on the subject property.

DECISION:

The Zoning Administrator finds that the property located at approximately 738 North West Capitol Street with the TAX ID# 08-25-479-003-0000, is a legal lot and may be developed in accordance with the provisions of the SR-1A (Special Development Pattern Residential) zoning district, the (H) Historic Preservation Overlay district, and any other applicable reviews and permits required from other city divisions.

FINDINGS:

The subject property, approximately located at 738 North West Capitol Street, and located within the City View Addition Subdivision, is approximately .25 acres or 10,890 square feet. The site is located within the SR-1A (Special Development Pattern Residential) zoning district.

The subject site is located within the City View Addition Subdivision, which was created in 1888. The first time the lot was described in its current configuration was in 1973 through Quit Claim Deed (Bk. 3364, Pg. 160). The associated deed is attached to this interpretation. In the 1973 deed, the property is described as follows:

BEG AT THE S COR OF LOT 1, BLK 2 CITY VIEW ADDITION SUB. WHICH IS LOCATED I NTHE SE ¼ OF THE SE ¼, SEC 25, T 1N R 1W SALT LAKE BASE AND MERIDIAN: RUNNING TH N 35° E 35.78 FT TH NWLY ALG A 2939.93 FT RADIUS CURVE TO THE RIGHT (BEARING TO THE CENTER N 50° 16' 15" E) 133.68 FT; TH N 64° 21' W 64.5 FT; TH N 11° 02' W 43.1; TH S 43° 30' W 26.0 FT; TH S 31° 40' 12" E 246.35 FT TO PT OF BEG.

When the lot was created in 1973, the property was within the R-6 (Multi-Family Dwelling) zoning district. The lot meet the standards of the R-6 zoning district at the time it was created.

In 1973 a subdivision plat was required if a tract of land was being subdivided into 5 or more parts, per Sec. 6802 of Chapter LXVI, Platting and Subdividing Ordinance of 1950. Therefore, the Quit Claim Deed (Bk. 3364, Pg. 160) that was recorded in 1973, and which created two new lots, is recognized by Salt Lake City.

The subject property, located at approximately 738 North West Capitol Street, is a legal lot, having been created through the City View Addition and recorded to its present form in 1973 having met the minimum zoning and subdivision requirements at that time.

As the subject property is a legal lot, the lot may be developed in accordance with the SR-1A zoning district, the Historic Preservation Overlay, and Section 21A.24.080 of the Salt Lake City Zoning Code and meeting all applicable requirements and obtaining all necessary approvals from other city divisions.

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.



Nannette Larsen
Senior Planner

CC:

Nick Norris, Planning Director
Mayara Lima, Zoning Administrator
Heather Gilcrease, Development Review Supervisor
Applicable Recognized Organizations
Posted to Web
File

Attachments:

Vicinity map of subject property
City View Addition Subdivision
1973 Quit Claim Deed

Vicinity Map of Subject Property (738 North West Capitol Street, Parcel 08-25-479-003-0000)

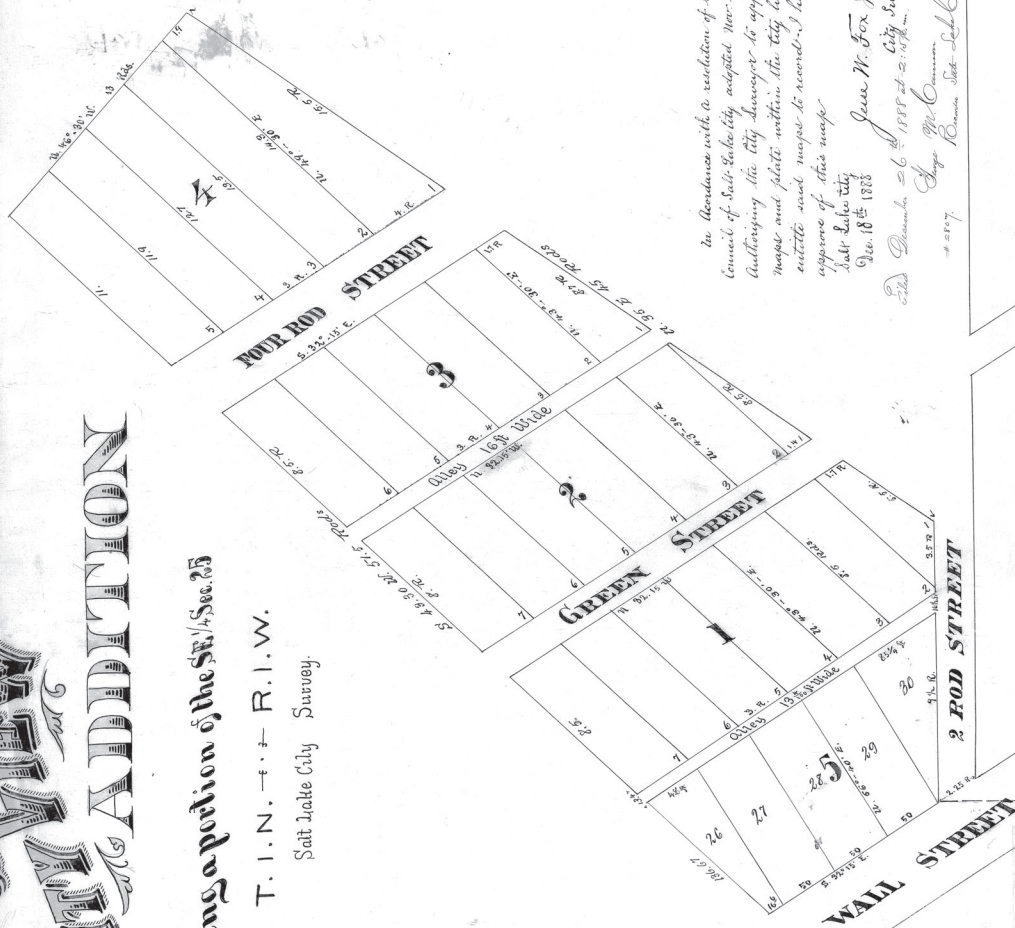


NEW SUBDIVISION

Being a portion of the S.W. 1/4 Sec. 25

T. 1. N. - R. 1. W.

Salt Lake City Survey.



In accordance with a resolution of the City Council of Salt Lake City adopted Nov. 27-1888 Authorizing the City Surveyor to approve of maps and plats within the City limits to entitle said maps to record, I hereby approve of this map.

John W. Fox, Jr.

Salt Lake City
Dec. 18th 1888

City Surveyor.

Filed December 26th 1888 at 2:05 p.m.

J. W. Fox, Jr.
County Clerk Salt Lake County Utah.

33

Plat E. B-7

32

Plat E.

S.W. 1/4 Sec. 25
T. 1. N. - R. 1. W.

Deed of Salt Lake County

2551638

SALT LAKE COUNTY, a body corporate and politic, of the State of Utah, Grantor,
hereby **Quit-Claims** to WILLIAM W. BLEAZARD AND BEVERLEY L. BLEAZARD, HIS WIFE AS
JOINT TENANTS AND NOT AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP Grantee,
of SALT LAKE CITY, County of SALT LAKE, State of Utah,
for the sum of ONE HUNDRED AND NO/100----- Dollars,
for the following described tract of land in Salt Lake County, State of Utah:

Beg at the S cor of Lot 1, Blk 2 City View Addition Sub.
which is located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec 25, T 1 N R 1 W
Salt Lake Base and Meridian; running th N 35° E 65.78 ft
th NW'ly alg a 2939.93 ft radius curve to the right (bearing
to the center N 50°16'15" E) 133.68 ft; th N 64°21' W 64.5
ft; th N 11°02' W 43.1; th S 43°30' W 26.0 ft; th S 31°40'
12" E 246.35 ft to pt of beg. Containing 0.253 acres m or l.

Recorded JUL 3 1973 at 12:28 P
Request of Salt Lake County
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 2.00 By Unknown Deputy
Ref. _____

Ret to: Wm W Bleazard
329 Vincent Ct.

This deed is made under the authority of Title 59, Chapter 10, Section 64, Utah
Code Annotated, 1953, in pursuance of a sale of said property, authorized by an order of
the Board of County Commissioners of said County, made the 21st day of May,
19 73, and vesting in the Grantee all of the title of all taxing units in said property.

It is understood and agreed that the Grantee hereby waives and releases any and all
claims of any nature it may have or hereafter have against Salt Lake County on account of
any defect in the right, title or interest of Salt Lake County in and to said property in-
cluding the right, if any, to recover the consideration paid by Grantee to Salt Lake County
for said property and that Salt Lake County makes no warranty or representation as to the
extent or validity of its right, title or interest in and to said property.

WITNESS the hand of said Grantor, this 2nd day of July, 19 73.

SALT LAKE COUNTY
A County of the State of Utah

By [Signature]
County Clerk of Salt Lake County

STATE OF UTAH

County of Salt Lake

ss.

On this 2nd day of July, 19 73, personally appeared
before me, W. Sterling Evans, who, being by me first duly sworn, did
say that he is the County Clerk of Salt Lake County, and that the foregoing instrument
was signed by him in behalf of Salt Lake County, by authority of Title 59, Chapter 10,
Section 64, Utah Code Annotated, 1953, and said W. Sterling Evans
acknowledged to me that said Salt Lake County executed the same.

My commission expires: MY COMMISSION EXPIRES JUNE 15, 1977

Residing at Salt Lake County, Utah

MAIL TO: William W. & Beverley L. Bleazard
329 Vincent Court
Salt Lake City, Utah

BOOK 3364 PAGE 160

