

**Salt Lake City Planning Division**  
**APPEALS HEARING**  
**Amended RECORD OF DECISION**  
**City & County Building**  
**451 S State Street, Room 326**  
**February 15, 2018**  
**5:00 p.m.**

1. **Appeal of Building Permit Issuance at approximately 835 E Eighteenth Avenue** – Appeal of an administrative decision to approve a building permit for additions to the home at approximately 835 E Eighteenth Avenue. Pilar and Chris Dechet, owners of 849 E Eighteenth Avenue, are appealing the issuance of Building Permit BLD2016-06702 that accepted a 28 foot average front yard setback for proposed additions to the home. The appellants’ claim that the average front yard setback was incorrectly calculated which led to the approval of revised construction plans and the issuance of a building permit for the project which allowed construction to begin. The subject property is in the FR-3/12,000 Foothills Residential zoning district and is located within Council District 3 represented by Chris Wharton. (Staff contacts: Joel Paterson at 801-535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com); and Greg Mikolash at 801-535-6181 or [gregory.mikolash@slcgov.com](mailto:gregory.mikolash@slcgov.com)) **Case Number PLNAPP2017-00954**

**Appeal Granted – Administrative Decision Overturned**

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2. **Variance Request for a New Single-Family Dwelling at approximately 151 W Paxton Avenue** - Cameron Broadbent, the owner of the property, is requesting six variances to construct a single-family home on the property located at the above listed address. Variances are being requested for a reduction of side and rear yard setbacks, exceeding the maximum building coverage, relief from one required off street parking space, and one front yard parking stall. The subject property is located in the RMF-35 Moderate Density Multi-Family Residential District, within City Council District 5, represented by Erin Mendenhall. (Staff contact is Amy Thompson at 801-535-7281 or [amy.thompson@sclgov.com](mailto:amy.thompson@sclgov.com)) **Case Number PLNZAD2017-00181**

**Variations Granted**

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Dated at Salt Lake City, Utah this 5<sup>th</sup> day of March 2018  
Deborah Severson, Administrative Secretary

*Any person adversely affected by any decision of the Appeals Hearing Officer may, within thirty (30) days after written decision, file a petition for review with the Utah State Third District Court in accordance with Utah Code §10.9A-801*