

Salt Lake City Planning Division Record of Decision
February 7, 2019 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Twin Home Development at approximately 578 and 610 N. West Capitol Street** - Dustin Holt, DB Urban Communities, is requesting approval from the City for the construction of 12 twin homes, and associated Special Exception approvals, on a steeply sloping site which fronts Darwin Street to the East and West Capitol Street to the West. The development site consists of two distinct parcels:
 - a. **New Construction of 12 twin home dwellings. Case number: PLNHLC2017-00696**
 - b. **Special Exceptions sought in SR-1A Zone District. Case number: PLNHLC2018-00930**
 - i. **Building Height:** Seven buildings exceed the maximum building height, ranging from 1 foot to 6 feet.
 - ii. **Wall Height:** All buildings exceed the maximum wall height on one and sometimes two facades, ranging from 10 inches to 8 feet.
 - iii. **Setbacks:** A reduced side yard setback of 5 feet is sought for 7 lots, and 8 inches and 11 inches on 2 lots.
 - iv. **Grading:** Construction of the majority of the buildings would require regrading in excess of 4 feet.

The development will require a subdivision of this site which will be the subject of a separate application. The site falls within the Capitol Hill Historic District and is zoned SR-1A (Special Development Pattern Residential). The development site lies within Council District 3, represented by Chris Wharton (Staff contact: Carl Leith at 801-535-7758 or carl.leith@slcgov.com).

Decision: Approved with conditions

Dated at Salt Lake City, Utah this 8th day of February, 2019.
Marlene Rankins, Administrative Secretary