

Project Description



704E 900S an elegant historic 1901 Victorian property

A statement declaring the purpose for the amendment. A description of the proposed use of the property being rezoned.

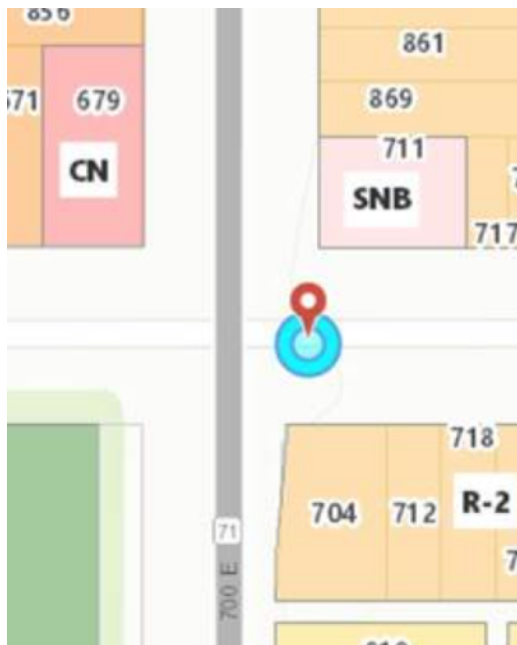
Rezone 704E 900S as commercial with hotel use to be consistent with the history and the type of the property. We are applying for CB classification with hotel use. The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods while limiting adverse impacts through appropriate design standards. Within 4 blocks of my property, we can find many other CB zoning: a large business Smith's and many small businesses: East Liberty Tap House, Thai Garden Bistro, Continental Cleaners, Dolcetti Gelato, The Crack Shack, Salt & Honey Market, Barbacoa Mexican Grill, Pago, Vessel Kitchen and Pie Fight.

List the reasons why the present zoning may not be appropriate for the area.

This property is a historic landmark though it has not been listed as such officially. I would be happy to start this process if the Salt City Corporation believes it is important

for the neighborhood as it stated the preservation of historic district is its priority. It was built in 1901 by early Mormon pioneer, prominent church man and state legislator Elder Joseph E. Taylor. Former owner Barbara D Brisco, a devoted LDS member, invested \$700,000 to restore the house according the spirit of the time. Joseph E. Taylor had 4 wives so this is probably why she remodeled it into a historic house with 4 different apartments as the 1904 Second Manifesto banned polygamy. This property was a place where Elder Joseph E. Taylor could safely interact with his wives and children during the years of plural marriage persecution and prosecution. When I bought the property from Barbara in 2017, I took upon myself to honor her vision and memory, and even more when she passed away in 2020.

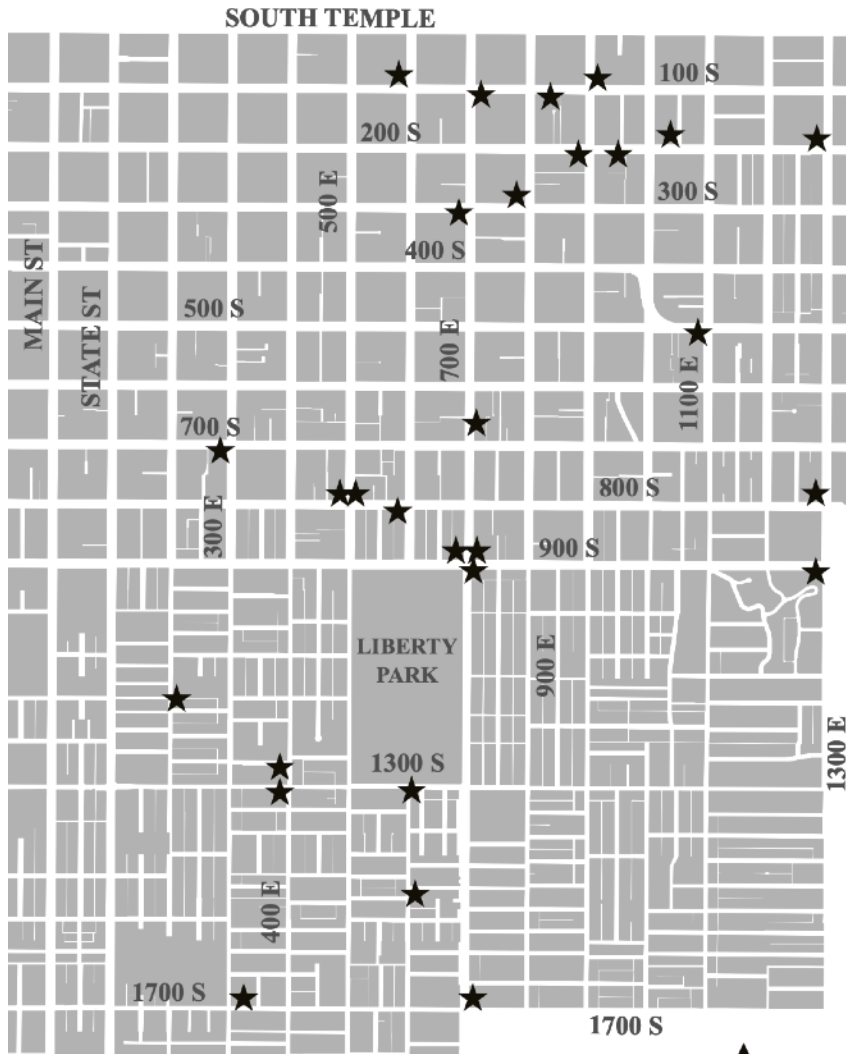
Converting the property in a single-family home would be cost-prohibitive as it has been used as a fourplex for many years. As Salt Lake City is struggling with fast growing population, it needs more house units not less. This is a large property with over 5,000 square feet so bringing it back to a single family home is non sensical as it is close to downtown. I am more than willing to make the necessary changes to comply with building code for this historic fourplex. We are only applying for the property to be rezoned to what is has been for many years: a fourplex. Short-term rentals would allow me to generate more income in order to finance the expensive remodeling to meet building codes so this is why I am asking for a hotel use. If the Salt Lake City Corporation agrees on the current building architecture which is sound and safe, I will be open to limit it to unfurnished long-term rentals only but it will cut my income by over 40% while limiting the enjoyment by many people of this Victorian property with unique character and style.



All corners of the large 700E and 900S are not residential. Haus of Aesthetics, Cummings Studio Chocolates and Liberty Park are in that corner. A little further away, Salt Lake eBikes is located at 1035 S 700 E and is zoned as single family home. They are not victims of the same harassment. They are a great business that benefit the community so I respectfully ask the Salt Lake City Corporation not to start any action against them too. This is also true for other Liberty Park businesses such as the Park Cafe located at 604 E 1300 S, St John's CCDC Liberty located at 475 Herbert Ave S, both zoned as single family homes according <https://maps.slcgov.com/mws/zoning->

lg.htm. Furthermore, there is a long history of commercial use for my property. In 1976, the Fantasyland Nursery School occupied the property serving the needs of working parents by taking care of their children. Thereby becoming a fixture in the community. My property has been used peacefully in a commercial capacity for about 50 years. In 1987, the property passed to the Little Rascals Nursery and Preschool which operated at the location until 2001. In 2001, David and Deanna Todd bought the property and ran a beauty salon on the busy corner. After facing similar persecution than me from the city, they got into money issues and defaulted on the loan. It then became a decaying and abandoned building until Barbara D Brisco made it her life mission to bring it back to life to honor the memory of Joseph E. Taylor and his polygamous family.

Nonconforming Properties Future Land Use Evaluation Map



★ Identified properties are to be evaluated for appropriate land use classification



According the master plan, there are many nonconforming properties along mine. It does not seem to be an exhaustive list considering the properties I mentioned above surrounding Liberty Park that are not listed. It seems important to help existing properties to conform to the existing plan rather than putting them out of business through adverse persecution. This would be devastating for the local economy, community and the preservation of historic buildings.

One of the important goals of the master plan is to preserve historic structures and residential neighborhoods. As mentioned previously, 704E 900S is a historic landmark though it is not listed yet in the national registry. Joseph

E. Taylor who built this house was an early LDS pioneer who came to Utah in 1852 and became a member of the Utah House of Representatives and the leading Sexton in Salt Lake City.

As per the requirements of the master plan, this property is integrated with the larger community. It provides housing opportunities for a range of family and income types, and support mixed-use, mixed-income, walkable neighborhoods. One of the four fundamental goals of the master plan is to provide unique and active places such as my property. It is well maintained, and I take pride in keeping the property in impeccable condition. I have four parking lots, one for each unit.

Historic buildings and sites offer styles of architecture that make these structures unique to the area. Historic development patterns make areas unique and provide a distinctive development character to the area. Local and national designation can result in preservation of historic sites, structures and neighborhood character.

I ensure that my historic property and landmark site is protected. Residents want stronger ordinances to allow for penalties where properties owners allow historic structures to deteriorate and all adverse actions against my building from the city enforcement officers have put this historic property in danger. With my ownership, this historic building has been well taken care of. I ensure to preserve the community's architectural heritage, historically significant sites and historic neighborhoods.

The preservation of the environment is also important to the master plan. To this effect, I have recently contracted a loan of \$71,654 to invest in solar panels and batteries to reduce carbon emissions and dependency on foreign oil. Significant reduction of my electric bills are paying for the loan monthly payments.

Is the request amending the Zoning Map?

Yes. I recommend for my property to be zoned as CB with hotel use instead of R-2

If so, please list the parcel numbers to be changed.

Only parcel 16-08-155-001-0000

Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

No