

# ZONING MAP AMMENDMENT PETITION

140 B St. & 272 3<sup>rd</sup> Ave

Prepared by Tyler & Kara Alden  
Spring 2026



140 B st., Salt Lake City, UT 84103  
www.EllerbeckBedAndBreakfast.com  
(801)903-3916

Bed & Breakfast  
Neighborhood Cafe



**A narrow, two-parcel MU-2 request to legalize longstanding neighborhood-serving use, with enforceable limits.**

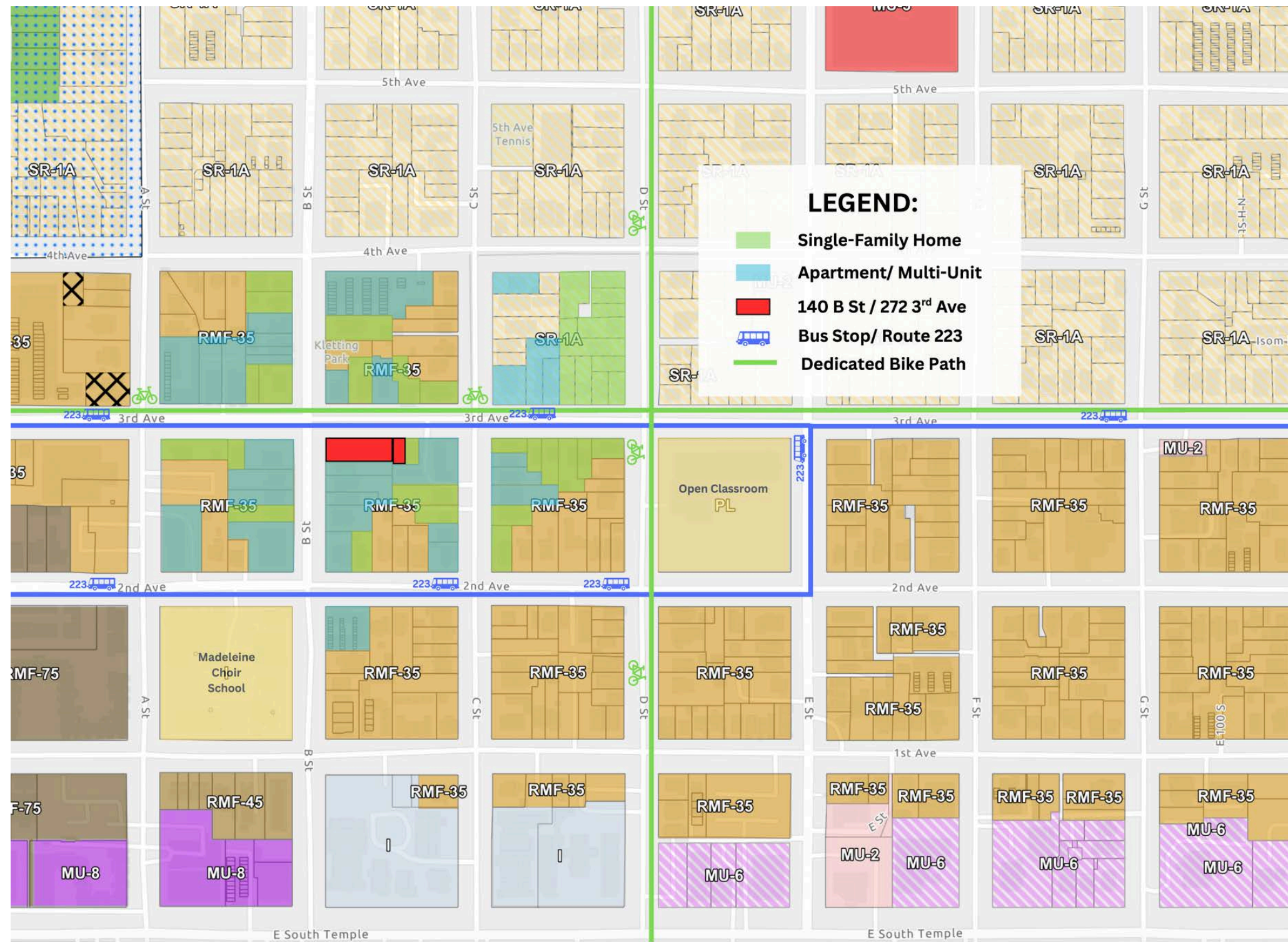
**MU-2** — *“The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods... Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses... designed to limit adverse impacts on nearby residential areas.” – Salt Lake City Code §21A.25.020.A (MU-2 Mixed Use 2 District – Purpose)*

We are requesting a two-parcel zoning map amendment from RMF-35 to MU-2 for 140 B St and 272 E 3rd Ave. The purpose is to align zoning with existing neighborhood-serving activity already occurring at this corner (Ellerbeck Bed & Breakfast and Café 140B) and to allow a small, daytime coffeehouse and mercantile within the existing historic cottage at 272 E 3rd Ave, called The Reading Room.

Café 140B has become a valued neighborhood destination. Demand now exceeds the carriage house footprint, especially for quick coffee pickup and quiet daytime seating. The Reading Room is intended to serve that daily coffee traffic in a contained indoor space, so Café 140B can focus on seated brunch service.

This request remains intentionally limited in scope: two parcels only, with no proposed increase in building height, building footprint, or overall site intensity. To keep the use predictable and compatible with nearby homes, we propose specific operating limits in a Good Neighbor Plan and, if required, an enforceable Development Agreement.

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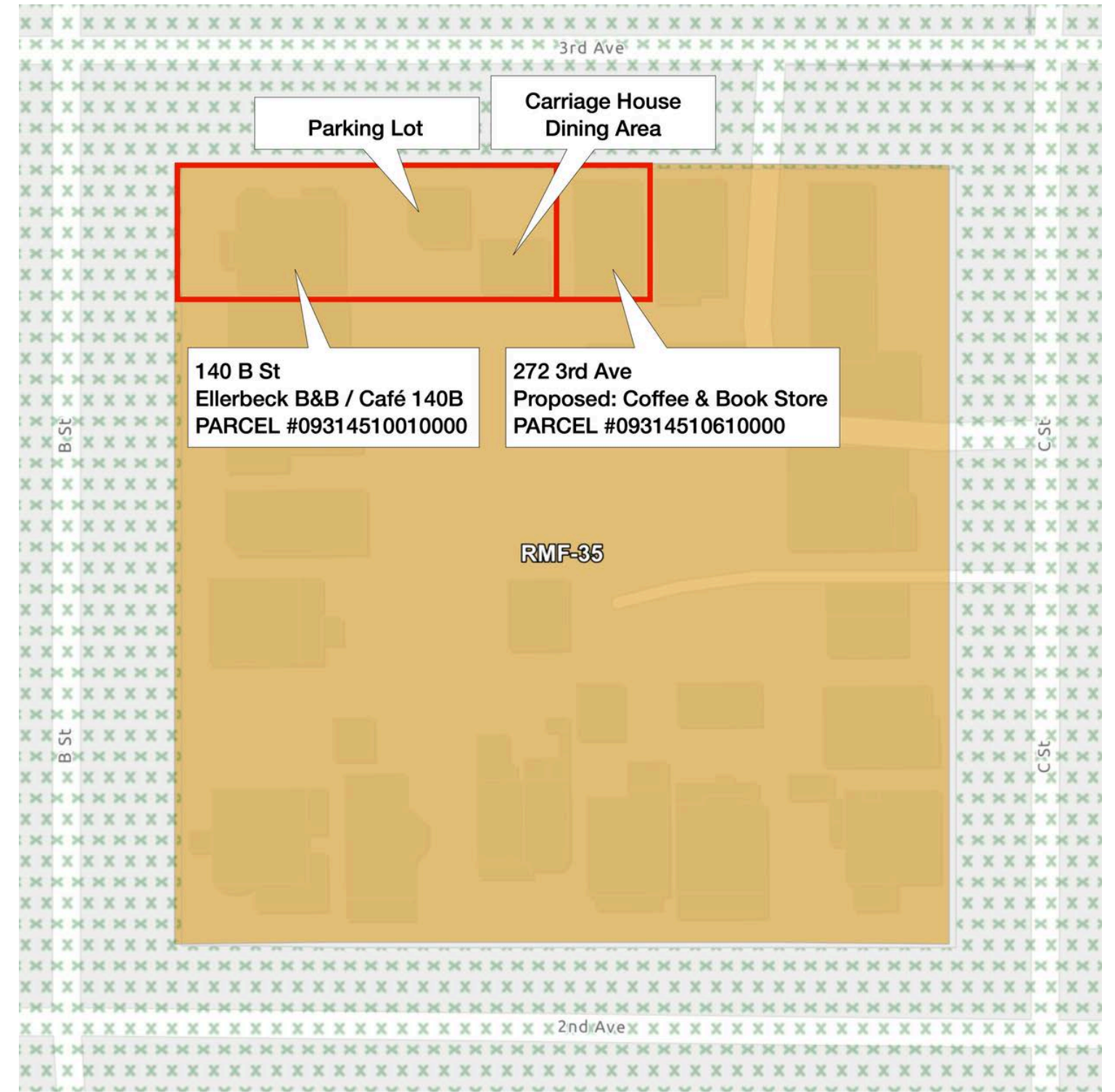


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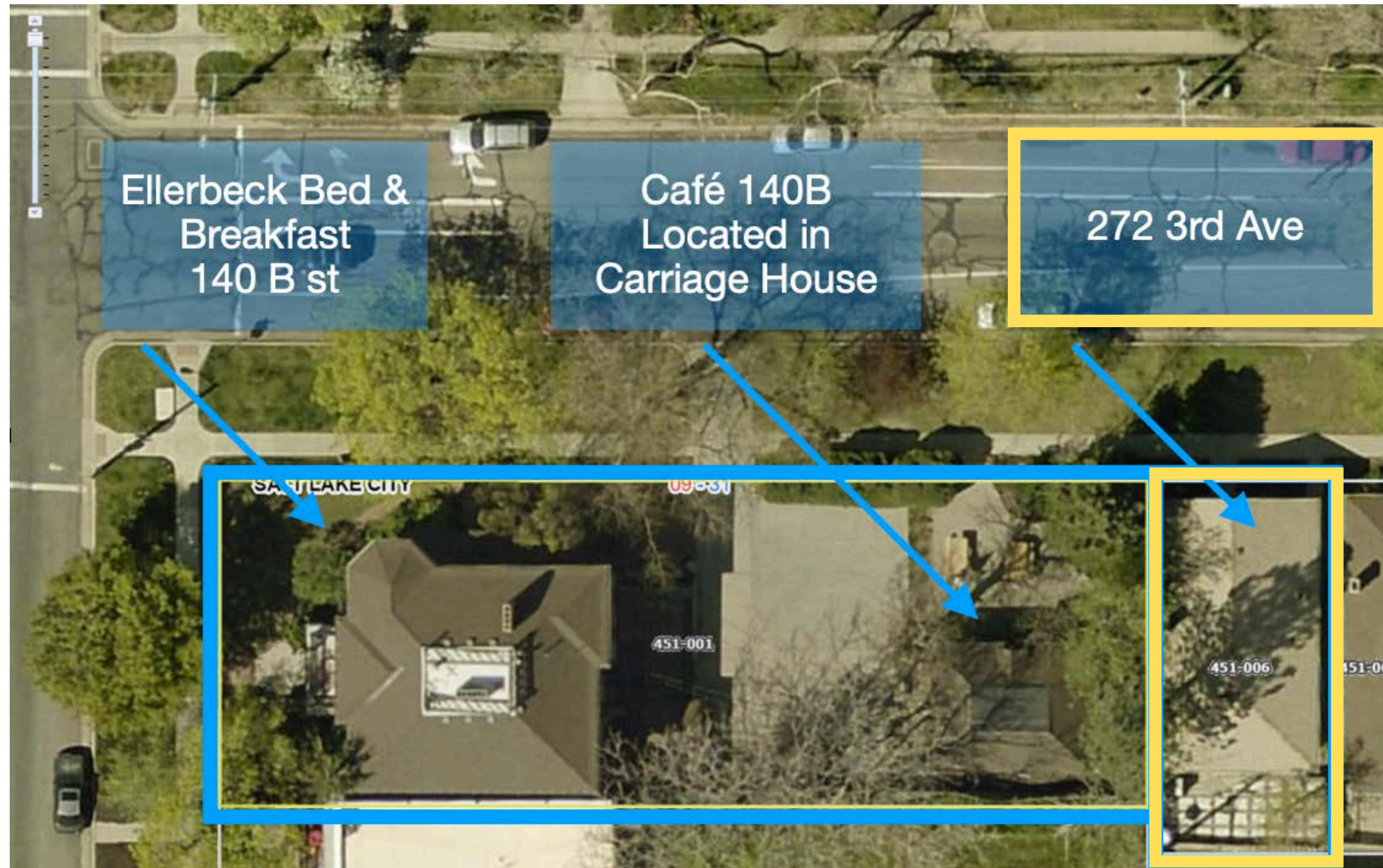


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# 140 N B Street (PARCEL #09314510010000)



- **Existing Use:** Lodging (bed-and-breakfast) and café service, operated continuously for over 25 years. Kara and Tyler took ownership in 2019.
    - **Ellerbeck Bed & Breakfast**
      - Ellerbeck LLC – license #LIC2019-03373
  - Approx. building area in active use: **~3,500 sq. ft.**
  - Occupancy/tenant status: Owner-operated business (not leased to third-party commercial tenants)
  - Lease cost history: Not applicable (no third-party lease; owner-operated)
- 
- Victorian historic landmark property, built in **1892**
  - Operating “**legal, non-conforming**” Bed & Breakfast
  - Managed by local staff of trained innkeepers, housekeepers, chefs, and service workers.
  - **Café 140B** (same commercial kitchen as B&B, with service in Carriage House dining room) has served the community as a neighborhood cafe since 2022 and is beloved by our community.
  - 4.8 stars on Google Reviews (800+ collective B&B and Cafe reviews).
  - Currently zoned RMF-35, seeking MU-2 zoning which permits operation of Bed & Breakfast



**Current Use: Carriage House behind Ellerbeck B&B  
Café 140 B (Ellerbeck LLC – license #LIC2019-03373)**

- Cafe 140B has served the community as a neighborhood cafe for the past 5 years and is beloved by our Avenues community.
- Original Carriage House and patio/garden areas used as dining spaces with all food prepared in the same commercial kitchen as B&B
- Operating Hours: **Thursday - Sunday, 9am - 2pm**
- Deliveries occur on a limited schedule typical of a small café



- Café 140B's biggest pinch point is quick coffee pickup and to-go traffic during peak hours.
- **The Reading Room** is proposed to shift most walk-in coffee/pastry only service into the cottage, reducing congestion at the carriage house.

**Two Spaces, Two Customer Types  
(streamlines/reduces traffic impact)**

- **Café 140B:** seated brunch, larger groups, slower pace, dining-room experience. “Brunch” hours from 9-2pm four days a week.
- **The Reading Room:** quick coffee pickup, smaller groups/individuals, more indoor space and patio space (front porch and back patio areas), and books + stationery retail
- Intended outcome: less crowding at the carriage house, more contained indoor queuing, ability to be a daily coffee shop serving the community Monday- Sunday 8am-6pm



- *Ellerbeck B&B currently provides jobs for 14 local employees*

**272 E 3<sup>rd</sup> Ave**  
**(PARCEL #09314510610000)**



- Dwellings: 1 dwelling unit (single-family)
- Size/bedrooms: **~1,200 sq. ft.; 1 bed / 1 bath**
  - Lot Size: ~2,178 sq. ft.
- Occupancy: Operated as a **30+ day rental**
- Typical occupancy is 1–2 adults
- Cost of mortgage is approximately \$3,600 per month.
  - Cost for previous 12 months is \$43,200

- Property History:
  - 2008-2023: uninhabitable and abandoned
  - 2023: Sold to Bases Loaded LLC and flipped
  - 2024: Purchased by Kara & Tyler, used as short term then long term rental.
- Change in this parcel zoning will **displace one single family unit of housing.**
- Currently zoned RMF-35, seeking MU-2 zoning which permits operation of neighborhood retail space.
- The MU-2 zone still allows for single family houses, so the house (though you are planning on making it a commercial use) **still retains its ability to return its use back to single-family housing.**

## Housing Loss + Mitigation Commitment (272 E 3rd Ave)

We acknowledge that converting one dwelling unit from residential use to a small neighborhood-serving commercial use may be treated as a housing-loss. This application is structured to minimize that impact in three ways:

- (1) **No demolition or structural alteration:** the existing 1912 cottage remains intact and preserved.
- (2) **Operational restrictions:** daytime operations and strict nuisance controls in a Good Neighbor Plan. Any small gatherings (such as book clubs or author signings) would be scheduled, capped, and limited in frequency.
- (3) **Compliance pathway:** if the City determines that housing replacement, rent-restriction, or a fee-in-lieu obligation applies, we will comply through the option directed by the City.

## Purpose and justification (requested action):

We petition Salt Lake City to amend the Zoning Map for two parcels—140 B St (Parcel #09314510010000) and 272 E 3rd Ave (Parcel #09314510610000)—from RMF-35 to MU-2.

The purpose is to align zoning with longstanding, historic-scale neighborhood-serving activity at this corner and to enable a carefully bounded, daytime coffeehouse and reading-room mercantile within the existing historic cottage at 272 E 3rd Ave, without increasing building height, building footprint, or overall site intensity.

The justification is that MU-2 is specifically intended to provide small-scale commercial and mixed-use development serving residential neighborhoods, with regulations designed to limit adverse impacts on nearby residential areas. This request uses MU-2 as a regulatory framework to make existing conditions more predictable and enforceable through clear operating limits and a Development Agreement where required.



(Mock up of potential future use)

## Proposed Use: ***The Reading Room*** (Coffee + Books + Stationery)

The Reading Room is a small coffeehouse and paper-goods mercantile designed as “The Avenues’ Living Room” for meeting up with friends, conversation, coffee/pastries, reading, art, and shopping.

The Reading Room offers:

- coffee and other drinks
- pastry / cold prep food items
- used and new books
- curated stationery and paper goods
- antique art and other small antique wares
- indoor and outdoor seating
- workshop/small event space



(Mock up of potential future use)

## The Reading Room operating snapshot

Hours	Subject to change but not to exceed 8am - 6pm
Staffing	1 - 2 locally hired employees
Offerings	“The Avenues` Living Room” Quick coffee & pastry ordering, used/antique books, stationary, gifts and mercantile retail

### Operational Guardrails:

- No bar/nightlife use; no alcohol service.
- No late-night hours; daytime-oriented operations.
- No drive-through service.
- No exterior expansion of buildings or new parking lots.
- Any gatherings (book clubs, small author events) are scheduled, capped, and limited in frequency.

## *The Reading Room Community Benefit Proposal:*

### **Benefit #1 A new Avenues “third place” for socializing, gathering, and community interaction:**

The Reading Room will provide a new space for neighborhood residents to and meet a neighbor over coffee, sit and read or work, and shop.

### **Benefit #2 Event/workshop space:**

The Reading Room will provide small community events such as book clubs or workshops, storytelling groups, crafting nights, etc. to serve as community socializing/meetup opportunities.



(Mock up of potential future use)

## *The Reading Room Community Benefit Proposal, Continued:*

### **Benefit #3 A new neighborhood retail space for stationary, books, and small antiques:**

The Avenues does not currently have any book sellers and several antiques shops have closed across the city in the last 4 years. While we don't have the space to become a large book or antique store, we will provide a curated selection of both. Antique books and wares fit the historical nature of, and encourage stewardship of, the Avenues neighborhood

### **Benefit #4 Support for local artists/makers and creatives:**

We will dedicate shelf and consignment space for local artists, authors, and makers, prioritizing neighborhood vendors. This creates a stable micro-retail outlet for small businesses that typically cannot access traditional commercial leases.

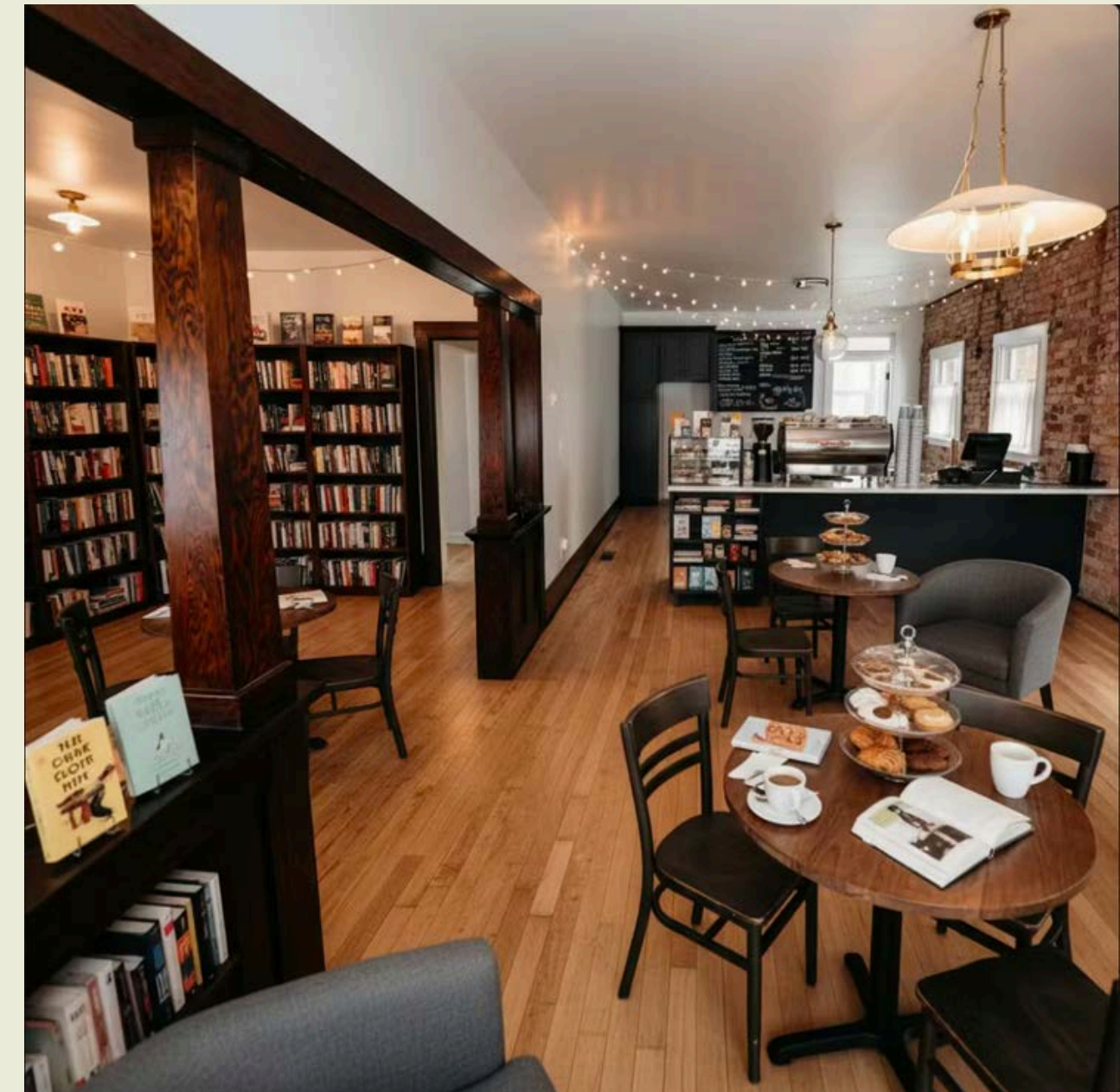


(Mock up of potential future use)

## *The Reading Room Community Benefit Proposal, Continued:*

### **Benefit #5 Walkable destinations that reduce car trips and reduce congestion at Café 140B:**

With Café 140B and The Reading Room next door to each other, this corner becomes a walkable neighborhood destination for gathering, with options (and further space) for a seated brunch with a group or quick coffee meet-up. This corner is already served by bus route and bike lane and the city has already incentivized walk/bike travel along this route.



(Mock up of potential future use)

## ZONING AMMENDMENT | 140 B St. & 272 3<sup>rd</sup> Ave

**Conclusion:** This proposal represents precedence and justification for amending the zoning of two parcels: 140 B Street and 272 3rd Ave in a manner that aligns zoning with longstanding neighborhood character, supports historic stewardship, continues and expands the benefits to the community

We are not asking the City to gamble on an open-ended rezoning. We are asking for a small adjustment that continues and expands the benefits this 3<sup>rd</sup> and B Street corner provides to our Avenues community. As Avenues residents raising our family here, our desire is to build the community we (and many of our friends and neighbors) want to live in.

We look forward to continued collaboration with Planning staff, neighborhood stakeholders, and decision-makers as this process moves forward.



# PLANNED DEVELOPMENT STANDARDS

This table analyzes the petition against the standards in Salt Lake City Code §21A.50.050.B for general amendments to the zoning map.

Standard	Applicant Rational
<p>A) Consistency with adopted planning documents – Whether the proposed map amendment is consistent with and helps implement the purposes, goals, objectives and policies of the City as stated through its adopted planning documents.</p>	<p><i>The Avenues Master Plan</i> prioritizes preserving residential character while accommodating historic small-scale commercial uses; it specifically calls for limiting business hours and retaining existing land-use patterns.</p> <p><i>Plan Salt Lake</i> initiatives encourage accessible neighborhood services, support local businesses and neighborhood business districts, and promote a mix of land uses within walkable areas.</p> <p>The petition aligns with these policies by legalizing long-established lodging and café uses and adaptively reusing a historic cottage for a neighborhood-serving shop, without expanding the footprint.</p> <p>Consistency depends on concurrent amendment of the Future Land-Use (FLU) map if it currently designates the parcels as residential.</p> <p>The proposed <b>Good Neighbor Plan</b> and potential Development Agreement (operating hours, deliveries, workshop frequency, etc.) are essential conditions to ensure the rezoned parcels remain compatible with the adopted plans.</p>

# PLANNED DEVELOPMENT STANDARDS

Standard	Applicant Rational
<p><b>B) Furthers the purpose statements of the zoning ordinance</b> – Whether the proposed map amendment furthers the applicable purpose statements of the zoning ordinance.</p>	<p>The general purpose of Salt Lake City’s zoning ordinance is to <b>promote the health, safety, morals, convenience, order, prosperity and welfare of present and future residents</b>. Reclassifying the parcels to MU-2 would align the zoning with the long-standing lodging, café and small-business uses and enable an adaptive reuse of the cottage rather than demolition.</p> <p>MU-2 is intended for neighborhood-scale mixed use; it provides a regulatory framework for integrating small commercial uses into residential areas while maintaining pedestrian orientation.</p> <p>With enforceable operating limits (hours, noise, deliveries) and without any physical expansion, the amendment would enhance neighborhood convenience and economic vitality while protecting adjacent residential uses.</p>
<p><b>C) Effects on adjacent and nearby properties</b> – The extent to which the proposed map amendment will affect adjacent properties due to changes in development potential and allowed uses.</p>	<p>No new construction, height or parking expansion is proposed; the bed-and-breakfast, café and adaptive-reuse reading room business would operate within existing structures. The adjacent area is predominantly residential; however, both parcels have been used for lodging and small commercial purposes for many years, so the amendment would not materially change development potential.</p> <p>Potential impacts include traffic, parking, deliveries and noise from workshops; these can be mitigated through conditions that limit business hours, event frequency (10–20 people cap), queuing and delivery windows.</p>

# PLANNED DEVELOPMENT STANDARDS

Standard	Applicant Rational
<p><b>D) Consistency with overlay zoning district standards</b> – Whether the proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts.</p>	<p>The parcels lie within the <b>Avenues Historic Preservation Overlay District</b>; this overlay requires that exterior alterations and new construction be reviewed for historic compatibility. Because no new buildings or exterior modifications are proposed, the zoning change does not conflict with the overlay’s purpose to protect historic resources and neighborhood character. Future exterior changes would still need Certificate-of-Appropriateness review by the Historic Landmark Commission and must adhere to overlay standards.</p> <p>Recording the <b>Good Neighbor Plan</b> as part of a development agreement can ensure overlay-related design and operation conditions are enforceable.</p>
<p><b>E) Adequacy of public facilities and services</b> – The adequacy of roadways, parks and recreation, police/fire protection, schools, storm-water, water, wastewater and refuse collection to serve the subject property.</p>	<p>The parcels are located on existing urban streets with a transit stop and bike lane, and no additional infrastructure demand is created because there is no physical expansion. City department comments in similar map amendments indicate that public facilities (utilities, stormwater and public safety services) are typically adequate and any site-specific upgrades are addressed during permitting.</p> <p>The proposed uses (lodging, café, reading room coffee/mercantile) are small-scale and operate mainly during the day, so police and fire service demands should remain within existing capacity. Conversion of the 30-day rental to commercial use constitutes a <b>housing-loss</b>, so compliance with the city’s unit-replacement or fee requirements should be addressed separately and included as a condition.</p> <p>Adequate trash and recycling facilities must be identified in a <b>Good Neighbor Plan</b> to ensure refuse collection does not impact the neighborhood.</p>

**Good Neighbor Plan**  
**Operational limits intended to prevent adverse impacts**  
**140 B St. & 272 3<sup>rd</sup> Ave**

- 1) **Hours of operation (*The Reading Room*):** Operate between the hours of 8am and 6pm. Small evening events will conclude by 8pm.
- 2) **Indoor queuing / pickup:** Customer lines and order pickup will be accommodated indoors. Pickup shelving is inside.
- 3) **Deliveries:** Deliveries limited to within business hours; no early-morning or late-night deliveries. Delivery vehicles will not block driveways or roadways.
- 4) **Noise:** Music and noise will be managed to remain compatible with residential adjacency.
- 5) **Parking & access:** Customer messaging will continue to encourage walk/bike access. As needed, staff will park at designated locations further away to reduce competition for on-street spaces.
- 6) **Trash & recycling:** Trash and recycling will be stored in screened receptacles behind the building and collected on a predictable schedule to avoid overflow or curb clutter.
- 7) **Lighting:** Exterior lighting will be warm, downward-shielded, and set to reduce spillover onto adjacent residences.
- 8) **Outdoor activity:** Outdoor activity will remain within existing patio/yard areas and will end before neighborhood quiet hours.
- 9) **On-site management:** A designated on-site manager will be responsible for compliance with this plan.
- 10) **Neighbor communication:** We will provide a dedicated email/phone contact for neighbors and commit to an initial response within 24 hours.
- 11) **Small Gatherings (scheduled, capped):** Any book clubs or author events will be scheduled, capped at 20 individuals, and limited to 2 per month.
- 11) **Enforcement mechanism:** We agree that these limits may be incorporated into a Development Agreement and recorded as conditions of approval if required, to ensure predictability and enforceability.