

Salt Lake City Planning Division
Record of Decision
Wednesday, April 24, 2013, 5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **Gianoulis Special Exception at approximately 294 N. Federal Heights Drive** - Kevin Horn (project architect) is requesting approval from the City to construct an addition to the existing home that would not comply with front and rear yard setback requirements and would exceed grade/slope change limits at the above listed address. The property is zoned FR-3 (Foothills Residential). This type of request must be reviewed as a special exception. The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com .Case number PLNPCM2013-00094).

Decision: Special Exception and Grade Change Approved

2. **Neighborworks Special Exception at approximately 279 North 900 West** - Neighborworks Salt Lake is requesting approval from the City to demolish the existing building and reconstruct a new building that is similar in height and size at the above listed address. The existing building is considered a non-complying structure because it does not meet current zoning standards for building coverage and setbacks. The building has also been historically used for retail and office uses. These types of uses are not allowed in the current zoning district; therefore, the uses are considered nonconforming. The applicant is requesting approval to reconstruct the building and continue these nonconforming uses. The property is zoned R-1/5000, Single-Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District two, represented by Kyle LaMalfa. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com .Case number PLNPCM2012-00838)

Decision: Approved

3. **North 600 Apartments at approximately 24 North 600 West**- GIV Holdings is requesting approval from the City to develop a 115 unit apartment building, that includes a mix of market rate, special needs, ADA and affordable units, which will be 5 stories in height at the above listed address. Currently the land is used for single family residential and the property is zoned Gateway Mixed Use GMU. This type of project must be reviewed as a Planned Development. The subject property is within Council District 4, represented by Luke Garrott. The (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com . Case number PLNSUB2013-00097).

Decision: Approved

Dated at Salt Lake City, Utah this 25th day of April, 2013
Michelle Moeller, Senior Secretary