

International Real Estate Solutions proposes a new subdivision located on the current private lane known as Bishop Place in Salt Lake City. This project will include remodeling all of the existing homes on this street along with the Single Family Residence located at 432 N 300 W, and building new homes on the two vacant lots on this street. The project will include transitioning Bishop Place from a private lane into a public right away and updating the utilities. Currently Bishop Place is the most blighted street in Salt Lake City. The developers intend to work together with the Historic Landmark Commission to make each of these homes functional Single Family Residences maintaining their historic contribution to the Marmalade neighborhood while being updated to be functional and desirable. This Plan Development will require the following changes and considerations.

The proposal for this planned development and subdivision will include the following:

- Making the existing the existing 11 parcels into 13 parcels
 - Splitting the two existing detached SFR known as 241 W and 245 W Bishop Place
 - Splitting the home at 432 W 300 N, into two attached SFR
- Dedication of Private Street to Public Ownership.
 - Replace water and sewer main
 - Repave and include flat cement sidewalk on north side of street
 - Change width of street in accordance with fire and transportation
- Amend Zoning of the home located at 432 N 300 W from RMF-35 to SR-3 to match the zoning of the rest of the Bishop Place project and to allow the proper parking to split 432 N 300 W into two attached SFR.
- Move all of the lot lines within the project as shown on the proposed site survey to allow for proper parking, and make existing encroachments less of an encroachment.
- Make additions to 7 of the existing homes including house numbers 241 W, 245 W, 258 W, 259 W, 262 W, 265 W, 267 W Bishop Place
- In-line addition special exception to the home at 241 W Bishop Place
- In-line addition special exception to the home at 245 W Bishop Place
- Variance on an extension to 259 W Bishop Place beyond rear setback
- Put Porch on 262 W Bishop Place
- Variance on an addition to 265 W Bishop Place beyond rear setback
- Variance on an addition to 267 W Bishop Place beyond rear setback
- Variance on exceeding 60% lot coverage on 267 Bishop Place
- Demolition of existing garage at 432 N 300 W to allow for deeded parking for 267 W Bishop Place and two detached SFR at 432 N 300 W.
- Make two vacant lots known as 242 W and 430 N Bishop Place buildable within SR-3 zoning requirements and Historic Landmark Commission approval

For questions please contact John Maxim at 801-541-0849.