

Recorded OCT 21 1974 at 12:57 m.
Request of SALT LAKE CITY
JERADEAN MARTIN, Recorder
Salt Lake County, Utah
\$ NOFEE By [Signature] Deputy
REF. _____

2659697

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 12th day of August, 1974, Case No. 6750 by Hanson Securities Corporation by Clifford Hanson was heard by the Board and was denied. On September 9, 1974 the case was reopened on a revised plan, with final action being taken September 23, 1974. The applicant requested a variance on the property at 932 East 9th South Street to construct a garage addition to an existing retail business building in a Business "B-3" District without maintaining the required rear yard and extending into the adjoining Residential "R-4" District; the reopened plan was to construct an addition to an existing commercial building without the required setbacks in a Business "B-3" District and a detached garage in the abutting "R-4" District contrary to the provisions of the Zoning Ordinance (the garage in the "R-4" was later deleted), the legal description of said property being as follows:

The East 99 feet of Lots 22, 23 and 24; the North 1/2 of Lot 26 and part of Lot 25, Block 3, Belmont Subdivision, a subdivision of part of North 1/2 Block 17, Five Acre Plat "A", Big Field Survey, described as follows: Beginning at the Northeast corner of said Lot 25, and running thence South 25.0 feet; thence West 157.0 feet; thence North 14.7 feet; thence East 57.65 feet; thence North 10.3 feet; and thence East 99.35 feet to the point of beginning.

It was moved, seconded and unanimously passed that a variance be granted to permit the proposed 34' x 120' addition to the east side of the building within 15' of the property line on Lincoln Street and to property line on 9th South in line with the existing building, with the following provisions:

1. that the entire addition be face brick on both 9th South and Lincoln Streets
2. that the entire project meet the building code and plan checking
3. that this be a retail operation only, with the Board requiring a certified statement that this will be a retail operation
4. that the parking on the south be revised as is necessary to provide for the parking of the maximum number of cars, a plan for the parking lot to be included
5. that all setback and buffer areas and all parking strips be landscaped, with sprinkling systems being installed to insure proper maintenance
6. that the trailer be removed from the parking lot
7. that there be no rental for parking on this property
8. that all company vehicles be stored inside the building
9. that the final plan be subject to approval by a Committee of the Board, a

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- copy of the finally approved plan to be filed with the case
10. that all of these requirements are to be completed before there can be occupancy of the building; no temporary certificate of occupancy shall be issued.

Mildred A. Audin

Subscribed and sworn to before me this 21st day of October, 1974.

Vernon F. Johnson
Notary Public

Residing at Salt Lake City, Utah

My commission expires Oct 16, 1976.

