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07/01/99 09:05 AM ***NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
REC BY: Z JOHANSON DEPUTY - WI

SALT LAKE CITY CORPORATION
Community & Economic Development
451 South State Street, Room 406
Salt Lake City, Utah 84111

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed, and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 17th day of May, 1999, case number 2471-B by Michael Crowley (Applicant) was heard by the Board. The Applicant requested on the property at 1120 South Pioneer Road a variance to allow an expansion of an industrial building without providing the required 15 feet of landscaping in the front yard in an Industrial M-1 Zone. (21A.28.020(E))

The legal description of the property being as follows:

BERKELEY INDUSTRIAL PARK

BEG N 0°08'10" W 1948.81 FT & S 89°52'33" 19 FT FR S ¼ COR SEC 9, T 1S R, 1W, S L M; S 0°08'10" E 300 FT; S 89°52'33" W 280 FT; N 0°08'10" W 300 FT; N 89°52'33" E 280 FT TO BEG

Parcel Number: 15-09-300-052

It was moved, seconded, and passed to grant the variance to allow the proposed expansion without the required 15 feet of front yard landscaping per plans presented because:

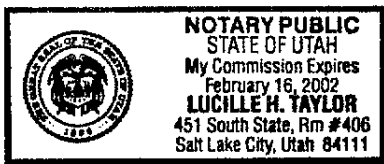
1. The Petitioners would suffer an unreasonable hardship of denying handicapped patrons reasonable access to the main entry of the building.
2. The established handicapped parking area convenient to the main entry is a special circumstance that does not generally apply to other properties in the same district.
3. ADA requires handicapped parking stalls to be as close as possible to the main entry which is a property right granted other properties in this district.
4. The variance will not effect the general planning objective because the Petitioners are upgrading the lot to current landscape standards in most areas and exceeding standards in other areas so the net increase of landscaping will be the same. Also, the 11 feet of landscaping on the public way will provide a visually aesthetic landscaped area 4 feet less than the required 15 feet.
5. The spirit and intent of the Ordinance will be upheld and substantial justice done.

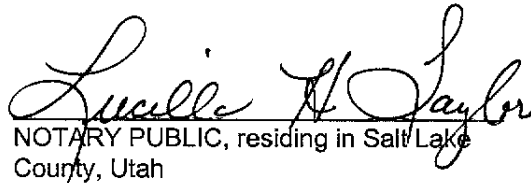
IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF May 17, 1999, THIS ORDER SHALL BE NULL AND VOID.


Deborah Kraft, Secretary

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 17th day of May, 1999, by Deborah Kraft, Secretary to the Board of Adjustment.




NOTARY PUBLIC, residing in Salt Lake
County, Utah

BK8291PG2026