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Dennis Koroldos
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SALT LAKE CITY
BOARD OF ADJUSTMENT
CEP

APR 22 11 54 AM '87

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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 (324 South State Street, Room 200) and that on the 16th day of March, 1987, Case No. 447-B by Rail Corp.-Brockford Investment was heard by the Board. The applicant requested a variance on the property at 108 South 500 West Street for permission to use 60 parking stalls at 554 West 100 South Street on property which is not owned by the applicant and which is subject to a written agreement, contrary to the provisions of the Zoning Ordinance in an Industrial "M-1" District, the legal description of said property being as follows:

108 South 500 West (tavern, private club)
Commencing 79.5 feet South from the northeast corner of Lot 8, Block 64, Plat "A", Salt Lake City Survey, and running South 51.06 feet; West 9 rods; North 51.06 feet; East 9 rods to the point of beginning.

106 South 500 West (warehouse and patio area)
Beginning at the northeast corner of Lot 8, Block 64, Plat "A", Salt Lake City Survey, and running South 79.5 feet; West 9 rods; North 79.5 feet; East 9 rods to the point of beginning.

554 West 100 South (proposed parking lot)
Commencing 116.5 feet East from the southwest corner of Lot 2, Block 81, Plat "A", Salt Lake City Survey, and running East 350 feet; North 198 feet; West 7.05 feet; N 26°38'21" W 27.65 feet; northwesterly along curve to the left 156.91 feet; North 5.72 feet; West 97 feet; South 165 feet; West 68 feet; South 5 feet; West 165 feet; South 15 feet; East 116.5 feet; South 145 feet to the point of beginning.

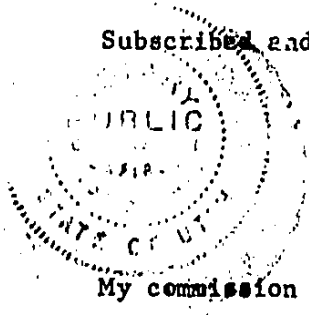
It was moved, seconded and unanimously passed that a variance be granted to permit the use of sixty parking stalls at 554 West 100 South Street on property which is not owned by the applicant and which is subject to a written agreement, subject to the petitioner's using and improving the area to the side of the building and ad-

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jaacent to 100 South Street, that curb cuts be installed on 500 West and 100 South as per City Engineer requirements as parking in addition to the parking to be leased from Gardiner Distributing, a certificate showing the lease agreement between Rail Corp and Gardiner Distributing, with the option to renew the lease and that if the lease is cancelled by either party, it will be necessary for the applicant to come back to the Board to resolve this parking issue; also subject to approval by a Committee of the Board, with a copy of the finally approved plan, together with a copy of the lease agreement, to be filed in the case. If a permit has not been taken out in six months, the variance will expire.

Mildred G. Snider

Subscribed and sworn to before me this 20th day of April, 1987.



David H. Mason
Notary Public
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1988.