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SALT LAKE CITY CORPORATION
BOARD OF ADJUSTMENT
PO BOX 145480
451 SOUTH STATE STREET, ROOM 406
SALT LAKE CITY, UTAH 84114

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02/26/2010 08:51 AM \$0.00
Book - 9806 Pg - 4492
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING & ZONING
PO BOX 145480
SLC UT 84114
BY: TMU, DEPUTY - MA 1 P.

Parcel Number: 09-31-404-015

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Martin, being duly sworn, deposed and say that I am the Secretary for the Salt Lake City Board of Adjustment, and that on the 25th day of January 2010, case number PLNBOA2009-01317 by Von R. Brockbank representing Steve Lindeman (Applicant) was heard by the Board. The Applicant requested for the property at 265 East Fifth Avenue a special exception to build an accessory structure that would exceed the maximum footprint size located in the SR-1A zoning district in the Avenues Historic District in City Council District Three.

The legal description of the property being as follows:

BEG 3 3/4 RDS E FR SW COR LOT 2, BLK 73, PLAT D, SLC SUR; E 79.375 FT; N 10 RDS; W 79.375 FT; S 10 RDS TO BEG.

It was moved, seconded and passed to grant the special exception for 265 East Fifth Avenue in case PLNBOA2009-01317 based on the following findings and subject to the conditions of approval:

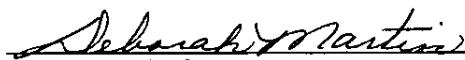
Findings:

1. The proposal will be in compliance with ordinance and district purposes.
2. The proposal will not diminish neighboring property values.
3. The proposal will not have a material adverse effect upon the character of the area.
4. The proposal will be compatible with surrounding development.
5. There are no significant features that will be destroyed or any material pollution of the environment.
6. The proposal is in compliance with the general and specific standards of review for a special exception.

Conditions of Approval:

1. No special wiring or plumbing is allowed.
2. The accessory building may not be used for any residential dwelling, business or for commercial storage.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 12 MONTHS OF January 25, 2010, THIS ORDER SHALL BE NULL AND VOID.


Deborah Martin, Secretary

State of Utah)
County of Salt Lake)
)

The foregoing instrument was acknowledged before me this 23rd day of February 2010, by Deborah Martin, Secretary to the Board of Adjustment.


NOTARY PUBLIC, residing in Salt Lake County, Utah

