

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 March, 1979, Case No. 7938 by University Heights, Ltd., a Utah limited partnership by Douglas R. Mabey, general partner, was heard by the Board. The applicant requested a modification of Board of Adjustment Cases No. 2239 and 2321 on the property at 130 South 1300 East Street and 1266 East 100 South Street allowing the conversion of the existing apartment to a condominium without the required off-street parking in a Residential "R-6" District, the legal description of said property being as follows:

Beginning at a point on the East line of Block 31, Plat "F", Salt Lake City Survey, said point being S0°00'28" W 97.00 feet from the Northeast corner of Lot 18, Eastside Subdivision, which point is also the Northeast corner of Block 31, Plat "F", Salt Lake City Survey, and running thence SO 00'28" W along said East line of Block 31, 200.00 feet; thence S89°58'19"W parallel to the East-West Block lines in Block 31, 165.00 feet; thence SO °00'28'W 49.50 feet; thence S89°58'19"W 132.00 feet;;thence N0°00'28"E 115.50 feet; thence N89°58'19"E 132.00 feet; thence N0°00'28"E 162.10 feet; thence N89°58'19"E 91.50 feet; thence S0°00'28"W 28.10 feet; thence N89°58'19"E 73.50 feet to the point of beginning. Subject to a right of way over the South 8.00 feet of the East 165.00 feet of the above described property, and together with rights of way over the following: Beginning at a point N89°58'19"E 17.00 feet from the Northwest corner of Lot 7, Block 31, Plat "F", Salt Lake City Survey, and running thence S0°00'28"W 270.00 feet; thence N89°58'19"E 16.00 feet;;thence $N0\,^{\circ}00\,^{\prime}28$ "E 270.00 feet; thence S89 $^{\circ}58\,^{\prime}19$ "W 16.00 feet to the point of beginning. Also beginning at a point S89°58'19"W 74.40 feet from the Northeast corner of Block 31, Plat "F", Salt Lake City Survey, and running thence S0°00'28"W 68.90 feet; thence S89°58'19"W 22.60 feet; thence N0°00'28"E 68.90 feet; thence N89°58'19"E 22.60 feet to the point of beginning.

It was moved, seconded and unanimously passed that the parking lot to the southwest of the apartment building be legalized even though it does not meet the design standards under the ordinance and that the lot be a part of the condominium project, but that the request to eliminate the existing parking lot next to 1st South which was a part of the originally approved project be denied, that the parking to also remain part of the project since with the two lots they would have only 103 stalls and 154 are required under the present ordinance and the Board holds that the nonconforming status of the parking would apply, but they cannot reduce the parking which they have added as by adding the new parking they more nearly made the building conform to the

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ordinance and once added it cannot be removed. If a permit has not been taken out in six months the variance will expire.

Mildred G. Smider

Subscribed and sworn to before me this 16th day of April, 1979.

Notary Public
Residing at Salt Lake City, Utah

My commission expires 007 10 1030