

3278919

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. 7944 by Sharon Kindred Mecham and George Mecham was heard by the Board, at which time the request was denied. The case was reopened on a revised plan on April 9, 1979. The applicants requested a special exception to the ordinance on the property at 107 Clinton Avenue and 619-623 West Capitol Street to permit an eleven unit group or planned unit development, a portion of the required off-street parking for which would be in the front yard on Clinton Avenue, a portion of the development would not maintain the required 25 foot rear yard, and for permission to change the grade more than the permitted two feet in the setback area adjacent to West Capitol Street and the parking in the required side yards would not maintain the required landscaped side yard, contrary to the provisions of the Zoning Ordinance in a Residential "R-5A" District, the legal description of said property being as follows:

Beginning at the Southeast corner of Lot 8, Block 31, Plat "E", Salt Lake City Survey and running West 166.13 feet; thence N31°34'W 82.63 feet; thence East 16.5 feet; thence N31°34'W 41.31 feet; thence West 16.5 feet; thence N31°34'W 41.32 feet; thence East 46.48 feet; thence N5°17'W 70.70 feet; thence East 41.62 feet; thence S5°17'E 70.70 feet; thence East 78.25 feet; thence S31°30'46"E 165.14 feet more or less, to the point of beginning.

It was moved, seconded and passed by a three to one vote that a variance be granted for the proposal in accordance with the plans presented, with the following provisions:

1. that the setbacks areas, driveways, etc., be defined by 6" poured concrete control curbs
2. that all open required yard areas, the setbacks, the areas between property line and sidewalk and between sidewalk and the curb be completely landscaped with sprinkling systems installed to insure proper maintenance
3. that the parking lot be hardsurfaced and drained to meet all requirements of the City Engineer's office
4. that all drainage be handled on the applicant's own property
5. that a lightproof fence be installed around the parking areas to prevent lights from shining onto abutting properties
6. that the final plan showing all of these requirements including the landscaping plan be subject to approval by a Committee of the Board, a copy of the finally approved plans to be filed with 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 14th day of May, 1979.

Sharon F. Ferguson
Notary Public

Residing at Salt Lake City, Utah

My commission expires OCT 16 1980.

NO Fee
May 14 2 08 PM '79
SALT LAKE CITY
KATHIE B. SNIDER
SALT LAKE CITY
Evelyn Thompson

