

4517336

DUPLICATE RECEIPT

4517336

No Fee

02 SEPTEMBER 87

02:23 PM

KATIE L. DIXON

RECORDER, SALT LAKE COUNTY, UTAH

SL CITY BO OF ADJ.

REC BY: REBECCA GRAY, DEPUTY

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 20th day of July, 1987, Zoning Administrator Case No. 138 by Reed D. and Suzanne Ferre was considered by the Zoning Administrator. The applicants requested a variance to construct a garage in the rear of the home at 2805 McClelland Street which exceeds the permitted 720 square feet for accessory buildings located in a Residential "R-2" District, the legal description of said property being as follows:

Lot 26 and the North $\frac{1}{2}$ of Lot 27, Block 1, HILL CREST Subdivision.

It was ordered that a variance be granted and the Department of Building & Housing Services directed to issue the permit for a 30' x 36' detached garage located on the southeast corner of the lot at 2805 McClelland Street in keeping with the plan filed with the case, said garage containing 1,080 square feet instead of the allowable 720 square feet, subject to the following conditions:

1. that all provisions of the building code are complied with;
2. that there can be no special wiring such as 220 in the garage;
3. that at no time can the garage be used for any type of commercial storage or commercial activity of any type;
4. that at no time can the garage be converted into any type of living facilities;
5. that there can be no heating or plumbing in the garage;
6. that all of the existing accessory buildings on both the property at 2805 McClelland Street and the lot to the north at 2799 McClelland Street must be removed within thirty days after the completion of the new garage;

Book 5958 Page 201

Abstract of Findings and Order on Z. A. Case No. 138

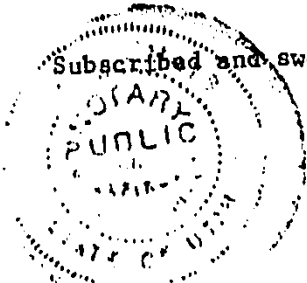
Page 2--

7. that no additional accessory buildings can be constructed in the rear yard of either building as this is to be considered as one ownership, not to be divided in the future.

If a permit has not been taken out in six months, the variance will expire.

Mildred G. Linder

Subscribed and sworn to before me this 31st day of August, 1987.



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

My commission expires SEP. 28 1988.