

SALT LAKE CITY CORPORATION
BOARD OF ADJUSTMENT
451 SOUTH STATE STREET, ROOM 406
SALT LAKE CITY, UTAH 84111

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12/26/2000 09:01 AM NO FEE
Book - 8410 Pg - 3511
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
BY: ZJM, DEPUTY - WI 1 P.

7786459

Parcel Number: 15-12-458-010

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed and say that I am the Secretary for the Salt Lake City Board of Adjustment, and that on the 20th day of November, 2000, case number 2573-B by 13th South Stop (Applicant) was heard by the Board. The Applicant requested for the property at 212 West 1300 South a variance to allow a reduction of required perimeter parking lot and front yard landscaping in a CG Zone. The legal description of the property being as follows:

LOTS 1 TO 6 INCL FOXS SUB EXCEPT THE S 8.18 FT ALSO BEG AT NE COR SD LOT 1 N 26 FT W 214.5 FT S 26 FT E 214.5 FT TO BEG

It was moved, seconded and passed to grant the variance to allow a reduction of the front yard and parking lot perimeter landscaping in a CG Zone provided required landscaping is installed when the easement no longer exists. The variance is granted because:

1. The Petitioner would suffer an unreasonable hardship and total denial of the commercial use of the property due to the easement area and the court order.
2. The easement area creates a special circumstance not associated with other properties in the same district.
3. Granting the variance is essential to a substantial property right and the use of the property.
4. The variance will not effect the general intent of the general plan in promoting aesthetic streetscapes because the Petitioner has created additional landscaping in other areas of the property.
5. The spirit and intent of the Zoning Ordinance will be observed.

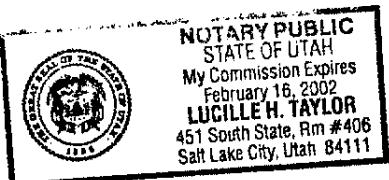
IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF November 20, 2000, THIS ORDER SHALL BE NULL AND VOID.


Deborah Kraft, Secretary

Deborah Kraft, Secretary

State of Utah)
County of Salt Lake)
SS)

The foregoing instrument was acknowledged before me this 20th day of December, 2000, by Deborah Kraft, Secretary to the Board of Adjustment.



Lucille H. Taylor
NOTARY PUBLIC, residing in Salt Lake County, Utah

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