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

9071205 05/25/2004 11:03 AN NO FEE Book - 8992 P9 - 135 GARY W. OTT GARY W. OTT RECORDER, SALT LAKE COUNTY, UTAH SL CITY PLANNING BY: ZJM, DEPUTY - MA 1 P.

Parcel Number: 16-14-306-006

ABSTRACT OF FINDINGS AND ORDER

1, 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 19th day of April 2004, case number 2727-B (Modification and Re-advertisement by Jarrett Lake (Applicant) was heard by the Board. The Applicant requested for the property at 1739 South Mohawk Way a special exception to allow a grade change in excess of four feet in the required front yard and a grade change in excess of six feet in the buildable area in an FR-3 Zone. (21A.24.010(O)(6)

The legal description of the property being as follows:

LOT 8, SPY GLASS HILL #1.

It was moved, seconded and passed to grant the special exception for the property located at 1739 South Mohawk Way to allow a grade change in excess of four feet in the required front and interior side yards, and a grade change in excess of six feet in the buildable area in order to construct a driveway leading to a legally located attached garage provided:

- The slope of the driveway meets Salt Lake City Transportation standards.
- All retaining walls shall be designed by a licensed engineer.
- All retaining walls shall be earth tone in color or a color approved by the Planning Staff.

The special exception is granted because:

- 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 on the character of the area.
- 4. The proposal will be compatible with surrounding development.
- No significant features exist on the lot nor are there any environmental hazards.
- The proposed structure is in compliance with the general standards of review for a special exception.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 12 MONTHS OF April 19, 2004, THIS ORDER SHALL BE NULL AND VOID.

State of Utah

)SS

County of Salt Lake

The foregoing instrument was acknowledged before me this 18th day of May 2004, by Deborah Martin, Secretary to the Board of Adjustment.

NOTARY BUBLIC residing in Salt Lake County, Utah
My Commission Expres

March 28, 2006 JOSEPHINE C. BRIGGS

451 South State Street Salt Lake City, Utah 84111