

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

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09/23/2005 11:40 AM \$0.00  
Book - 9192 Pg - 3262  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PLANNING  
BY: SBM, DEPUTY - MA 1 P.

Parcel Number: 08-36-426-014 and 08-36-426-007

ABSTRACT OF FINDINGS AND ORDER

I, 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 15<sup>th</sup> day of August 2005, case number 2790-B by Ryan Pleune (Applicant) was heard by the Board. The Applicant requested for the property at 311 North Quince Street a special exception for an over-height accessory building and a patio deck on the roof of an accessory building in an SR-1 zoning district.

The legal description of the property being as follows:

BEG N 0°01'17" W 80.75 FT FR SE COR LOT 2, BLK 113, PLAT A, SLC SUR; N 0°01'17" W 10 FT; S 89°59'11" W 66 FT; S 0°01'17" E 14 FT; N 89°59'11" E 15.47 FT; N 72°46'56" E 13.52 FT; N 89°59'11" E 37.62 FT TO BEG

And

BED 2.5 RDS S FR NE COR LOT 2 BLK 113 PLAT A SLC SUR S 2 RDS W 4 RDS N 2 RDS E 4 RDS TO BEG


It was moved, seconded and passed to grant the request for a special exception to allow an over-height accessory building and a patio deck on the roof of an accessory building on the property located at 311 North Quince Street in an SR-1 zoning district because:

1. The request is in compliance with ordinance and district purposes.
2. The request will not diminish neighboring property values.
3. The request will not have a material adverse effect upon the character of the area.
4. The request is compatible with surrounding development.
5. There are no significant features on the lot or any environmental hazards.
6. The request meets all the specific and general standards of review.

Conditions of Approval:

1. The accessory structure shall not be used for commercial purposes or converted to living quarters.
2. No utilities requiring special wiring or plumbing are permitted within or on the accessory structure.
3. The use of the patio deck shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Sunday through Thursday, and 7:00 a.m. to 12:00 p.m. on Friday and Saturday.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 12 MONTHS OF August 15, 2005, THIS ORDER SHALL BE NULL AND VOID.

  
Deborah Martin, Secretary

State of Utah                    )  
  )SS  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September 2005, by Deborah Martin, Secretary to the Board of Adjustment.

  
NOTARY PUBLIC, residing in Salt Lake County, Utah

